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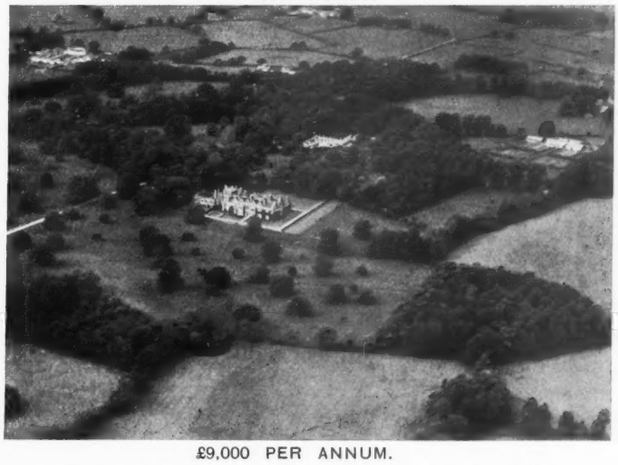
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HALL, FOUR RECEPTION ROOMS, BILLIARD ROOM, SIXTEEN BED AND DRESSING ROOMS, THREE BATHS, AND COMPLETE OFFICES.
ELECTRIC LIGHT. CENTRAL HEATING. AMPLE WATER.

Bailiff's house, home farmbuildings, five cottages, two lodges; rich park pastures, 50 acres heavy woodlands.

Strongly recommended by the Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

SURREY

ABSOLUTELY RURAL AND ACCESSIBLE.

FOR SALE, FREEHOLD.

THIS WELL-PLACED OLD-FASHIONED RESIDENCE,

standing high and commanding views over a wide sweep of typical Surrey country. Entrance hall, three reception rooms, twelve bedrooms, bath and usual domestic offices.

COMPANY'S WATER. CESSPOOL DRAINAGE.

Nicely timbered grounds include lawns, flower beds, walled kitchen garden, two orchards and meadowland, in all

FOURTEEN ACRES.

HUNTING AND GOLF IN DISTRICT. STABLING.

A very moderate price is being asked for this Property, particulars of which may be obtained from

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (S 16,532.)





PRICE GREATLY REDUCED.

IN THE BEAUTIFUL DISTRICT OF

CHORLEY WOOD & RICKMANSWORTH

ELECTRIC LIGHT. CENTRAL HEATING. MAIN WATER.

ACCOMMODATION ALMOST ALL ON TWO FLOORS.

HIGHLY ATTRACTIVE MODERN RESIDENCE, 300ft. up on a south slope, with carriage drive from quiet side road, and

VIEWS OF VAST EXTENT.

Lounge hall, three reception and billiard rooms, about thirteen bedrooms, two bathrooms and offices.

STABLING. GARAGE. FARMERY.

Picturesque shady grounds, tennis lawn, kitchen garden and grassland; in all about

32 ACRES.

Particulars of the Agents, who have inspected and strongly recommend.
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (R 335.)

Telephone Nos.: Regent 4304 and 4305.

OSBORN & MERCER

Telegraphic Address: "Overbid-Piccy, London."

"ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W. 1.

SOMERSET.



PRICE £5,500.

HUNTING WITH BLACKMORE VALE.

THIS STONE-BUILT RESIDENCE, with south aspect, standing in nicely timbered grounds of about

20 ACRES

(MORE IF DESIRED).

Entrance hall, four reception, eight bed and dressing rooms, four servants' bedrooms, bathroom, and capital offices with servants' hall.

SUPERIOR STABLING COTTAGE.

DELIGHTFUL GARDENS,

with two tennis lawns, large partly walled garden, extensive and prolific pasture orcharding, glasshouses, etc.

Inspected by Messrs. OSBORN & MERCER, as above. (14,113.)

BETWEEN LONDON AND THE COAST.

In a favourite residential district within easy reach of an important town and station.

RESIDENTIAL AND SPORTING ESTATE,

extending to nearly

1,500 ACRES,

with a HANDSOME MANSION standing on light soil with south aspect in a

BEAUTIFULLY TIMBERED PARK.

Entrance and oak-panelled lounge halls, four reception and billiard rooms, sixteen principal and eight servants' bedrooms, three bathrooms, and complete offices.

Electric light. Central heating. Telephone.

Ample stabling and garage accommodation, capital farmery. Beautifully laid-out pleasure grounds, kitchen garden, etc.

SEVERAL FARMS AND COTTAGES.

Agents, Messrs. OSBORN & MERCER, as above. (14,515.)

HAMPSHIRE.

Two miles from an important town and junction.

TO BE SOLD.

AN ATTRACTIVE OLD-FASHIONED RESIDENCE, occupying a delightful position on rising ground with south-west aspect. It is approached by an avenue drive with lodge, and contains

Three reception.	Electric light.
Billiard room.	Central heating.
Twelve bedrooms.	Service lift.
Two bathrooms.	Ample Water.

Two garages and other useful outbuildings; beautifully timbered pleasure grounds and park-like pastureland of nearly

20 ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (14,548.)



SURREY HILLS.

High and healthy position 700ft. up.

HISTORICAL RESIDENCE, with a wealth of old timber, recently restored and in first-rate order.

Lounge hall, three reception, seven bedrooms, bathroom.

ELECTRIC LIGHT. CENTRAL HEATING.

STABLING, GARAGE AND COTTAGE.

Beautifully timbered grounds with tennis and other lawns, water garden with swimming bath, kitchen garden and meadowland; in all about

SIX ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (14,479.)



NEWBURY.

In a healthy situation on gravel soil, 500ft. up. Trout fishing near. Golf four miles.

TO BE SOLD.

A CHARMING MODERN RESIDENCE, with south-west aspect, containing entrance porch, hall, two reception, flower room, six bedrooms, bathroom.

CENTRAL HEATING. MODERN DRAINAGE.

Garage and outhouses; charming wooded gardens with tennis lawn, heath garden, rose pergolas, herbaceous borders, kitchen garden and orchard.

£3,600 WITH FOUR-AND-A-HALF ACRES.

Agents, Messrs. OSBORN & MERCER, as above (14,498.)



BEAUTIFUL SEVENOAKS DISTRICT.

FOR SALE,

NOBLE ADAM MANSION,

seated in a grandly timbered park in which is a private golf course. It has recently been renovated and improved at considerable expense, and is thoroughly up to date with

ELECTRIC LIGHT. PASSENGER LIFT.
CENTRAL HEATING.
COMPANY'S WATER. TELEPHONE.

Garage and stabling accommodation, model home farm, laundry, two lodges, and five cottages.

GARDENS OF EXCEPTIONAL BEAUTY,

surrounded by a beautifully timbered

PARK OF 100 ACRES.

More land if desired.

Agents, Messrs. OSBORN & MERCER, as above. (14,472.)

SHROPSHIRE.



£8,500.

THE WELL ARRANGED GEORGIAN STYLE RESIDENCE, seated in beautifully timbered parklands of about

120 ACRES.

It stands 300ft. up on gravel soil, is approached by a carriage drive, and contains

Entrance hall, four reception rooms, fifteen bed and dressing rooms, and very complete offices. Acetylene gas; central heating; plentiful water.

AMPLE STABLING AND GARAGE ACCOMMODATION AND COTTAGE.

Matured gardens and grounds, excellent kitchen garden, etc.

GOOD HUNTING CENTRE.

Inspected by Messrs. OSBORN & MERCER, as above (14,216.)



OXON AND GLOS BORDERS.

Close to a main line station, ONLY TWO HOURS FROM TOWN.

FOR SALE,

THIS DELIGHTFUL RESIDENCE, standing on gravel soil, 450ft. up with south aspect.

Lounge hall, three reception rooms, billiard room, eleven bed and dressing rooms, two bathrooms, and complete offices with servants' hall; acetylene gas, Company's water, good drainage.

CAPITAL STABLING FOR TEN, coach-house, garage, etc. Very enjoyable pleasure grounds, productive walled kitchen garden, orchard and paddock; in all about

SEVEN ACRES.

IN THE HEYTHROP HUNT.

Agents, Messrs. OSBORN & MERCER, as above. (14,546.)

DORSET.

Close to an important town and station.

POLO AND GOLF ONE MILE DISTANT.

FOR SALE,

A CHOICE LITTLE RESIDENTIAL PROPERTY OF ABOUT TEN ACRES,

with an attractive stone-built Residence standing nearly 300ft. up with south aspect and containing

Lounge hall,	*Electric light,*
Three reception,	*Central heating*
Nine bedrooms,	*Company's water,*
Two bathrooms.	*New drainage.*

GOOD STABLING, GARAGE AND TWO COTTAGES. Well laid-out gardens and grounds and excellent paddock.

THE KENNELS OF THE BLACKMORE VALE ARE WITHIN FOUR MILES.

Agents, Messrs. OSBORN & MERCER, as above. (14,558.)

SUFFOLK AND ESSEX BORDERS.

200ft. up. Gravel soil. South aspect.

BEAUTIFULLY APPOINTED RESIDENCE,

the subject of a huge expenditure and in perfect order.

Five reception rooms, billiard room, fourteen bedrooms, three bathrooms. Passenger lift. Telephone. Central heating. Electric light.

Excellent FARM. TWO LODGES. EIGHT COTTAGES. Stabling and garage; beautiful grounds, 100-acre park, etc.

200 ACRES

(or with any area to suit a purchaser).

Recommended by Messrs. OSBORN & MERCER, as above. (13,486.)



WILTS AND SOMERSET BORDERS.

In a picturesque part, and about half-a-mile from a good station.

TO BE SOLD, A SUBSTANTIALLY BUILT RESIDENCE of considerable character, erected from the designs of a celebrated architect, approached by a long drive, facing south and west, and containing four reception rooms, twelve bedrooms, bathroom, etc. It is in excellent order, and fitted with all the latest improvements, including

CENTRAL HEATING. GAS. TELEPHONE.
MODERN DRAINAGE.

Stabling for four horses, heated garage, etc. Delightful gardens with tennis and other lawns, rock garden, ornamental water, grotto, walled kitchen garden, orchard, pastureland, etc.; in all about

50 ACRES.

GOLF, HUNTING, FISHING, AND BOATING in the district.

Agents, Messrs. OSBORN & MERCER, as above. (13,758.)

Telephone Regent 7500.
Telegrams: "Selanlet, Piccy, London."

HAMPTON & SONS

Branches: Wimbledon 'Phone 80, Hampstead 'Phone 2727

(For continuation of advertisements see page vi.)



BEAUTIFUL POSITION NEAR

FELIXSTOWE

MAGNIFICENT LAND, SEA, AND RIVER VIEWS.

FOR SALE, FREEHOLD, this charming old-fashioned COUNTRY RESIDENCE, in perfect order, with delightful old-world grounds of about

SEVEN ACRES.

Halls, dining and drawing rooms, music or billiard room, four bathrooms, twelve bed and dressing rooms, servants' hall, and complete offices.

COMPANY'S WATER AND GAS. ELECTRIC LIGHT.
CENTRAL HEATING, TELEPHONE, AND MAIN DRAINAGE.
TWO GARAGES. TWO COTTAGES.

Wide-spreading lawns, croquet lawn, Dutch and rose gardens, walled kitchen garden, and two paddocks.

Full details from the Agents, who can strongly recommend the Property, from personal knowledge.

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (N 3674.)



IN A FAVOURITE PART OF SURREY

FOR SALE,

THIS BEAUTIFULLY PLACED FREEHOLD RESIDENCE, admirably up to date and beautifully appointed; surrounded by grandly timbered grounds.

Approached by two carriage drives with entrance lodges. The well-planned accommodation provides spacious hall, handsome dining and drawing rooms, morning room (all the foregoing lead into delightful winter garden), billiard room, and library, complete offices with servants' hall, ten bed and dressing rooms, two bathrooms. Stabling. Extensive garage. Chauffeur's and gardener's cottages. *Electric light. Central heating. Telephone. Main drainage. Company's water.*

Charmingly disposed pleasure gardens, tennis and full-sized croquet court, kitchen garden, heated greenhouses. Two good paddocks, sloping to large lake affording EXCELLENT FISHING AND BOATING.

MINIATURE GOLF COURSE, ETC.; IN ALL ABOUT

NINE ACRES

Most highly recommended by the Sole Agents,

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (S 15,970.)



BERKSHIRE

LONDON 40 MINUTES EXPRESS.

TO BE SOLD, this prettily situated TUDOR-STYLE RESIDENCE, in old-world GROUNDS AND PARKLANDS of

40 ACRES.

HALL, 22ft. by 14ft. STUDY,
DINING ROOM, 22ft. by 16ft. TEN BED and TWO DRESSING
DRAWING ROOM, 22ft. by 17ft. ROOMS. BATHROOM.

Good offices with housekeeper's room and servants' hall.

STABLING, GARAGE and BUILDINGS. HUNTING. GOLF.

PRICE MUCH REDUCED.

Apply,

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (B 26,933.)



BETWEEN

WORCESTER AND MALVERN

TO BE LET, UNFURNISHED, OR SOLD,

FINE OLD GEORGIAN RESIDENCE, judiciously renovated and redecorated.

SITUATE AMIDST BEAUTIFULLY TIMBERED

GROUNDS.

SOUTH ASPECT. MAGNIFICENT VIEWS.

Four good reception, nine bed, two baths, excellent offices; stabling, garages, cottage, outbuildings; tennis lawn, shrubberies, kitchen garden, orchard, and about

TWELVE ACRES PASTURELAND.

EASY REACH OF GOLF, FISHING, AND HUNTING.

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



HERTS AND MIDDLESEX BORDERS

Three-quarters of a mile from station; overlooking golf course.

CHOICE AND COMPACT SMALL FREEHOLD RESIDENCE,

"FAIRSTEAD,"

FRIERN BARNET LANE, WHETSTONE, nearly 300ft. up, rural position; south-west aspect, open views. Containing on ONLY TWO FLOORS: Lounge hall, panelled in oak, three reception rooms, billiard room, four bedrooms, dressing and bathrooms, offices; Company's gas and water, main drainage, telephone, electric light available. Exceptionally charming GARDENS.

Also, close at hand, A VERY VALUABLE FREEHOLD BUILDING SITE, suitable for the erection of one or more good class residences. With vacant possession. To be SOLD by AUCTION (in conjunction with Messrs. WHEELER and WHEELER), at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, February 24th, 1925, at 2.30 p.m. (unless previously Sold), in one or two Lots.—Solicitors, Messrs. LAYTONS, 29, Budge Row, Cannon Street, E.C. Illustrated particulars from the Auctioneers, WHEELER & WHEELER, Highgate Station, N. 6, and Muswell Hill Station, N. 10; or from

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



DORSET

NEAR BLANDFORD.

GEORGIAN RESIDENCE and about SEVENTEEN ACRES to be SOLD, situated in a delightful district with good HUNTING with the Portman and South Dorset Packs; three reception rooms, nine bedrooms, bathroom, and good offices.

ELECTRIC LIGHT FROM OWN PLANT.
INDEPENDENT HOT WATER SYSTEM. TELEPHONE.
Stabling for four, garage and cottage.

PRETTY OLD GROUNDS AND MEADOWS.
Golf one-and-a-half miles.

Apply,

HAMPTON & SONS, 20, St. James' Square, S.W. 1.

N.B.—Very suitable for anyone seeking a delightful village House in a not too remote situation. (H 14,133A.)

Telephone: Mayfair 4846 (2 lines).
Telegrams: "Giddys, Wesdo, London."

Messrs. GIDDY & GIDDY

LONDON. WINCHESTER.

Telephone: Winchester 394.

A GREAT SACRIFICE.

WEST SUSSEX

NEAR CHICHESTER AND GOODWOOD.



TO BE SOLD, valuable Freehold RESIDENTIAL AND AGRICULTURAL ESTATE, comprising moderate-sized old-fashioned Residence, up to date with ELECTRIC LIGHT, CENTRAL HEATING, TELEPHONE, etc., occupying a delightful situation with pretty views over open country to the sea. Stabling, garage, lodge, two cottages; well timbered pleasure grounds and parklands; two capital mixed farms with modern house, bailiff's house, two cottages, and ample outbuildings.

The Estate extends to about

170 ACRES,

And the VERY LOW PRICE of

£9,000

would be accepted; or for the Residence, two cottages and about FIFTEEN ACRES, £5,000.



Illustrated particulars of the Sole Agents, Messrs. GIDDY & GIDDY, 39A, Maddox Street, W. 1; and at Winchester.

45 MILES WEST OF LONDON



REDUCED PRICE.

THIS FINE OLD GEORGIAN RESIDENCE, with up to 800 ACRES PICTURESQUE SITUATION.

400FT. UP ON GRAVEL SUBSOIL.

There are four reception rooms, billiard room, sixteen bed and dressing rooms, two bathrooms, and excellent domestic offices.

INEXPENSIVE PLEASURE GROUNDS,

well matured and stocked. Stabling, garage, four farms, numerous cottages and other holdings.

PRICE WITH TWO COTTAGES AND 45 ACRES, £10,500.

Other divisions on application.

HOUSE WOULD BE LET, UNFURNISHED.

Agents, Messrs. GIDDY & GIDDY, 39A, Maddox Street, W. 1, and at Winchester.

Telegrams: "Teamwork, Piccy, London."
Telephone: Mayfair 2300 (2 lines).

NORFOLK & PRIOR

ESTATE SALES ROOM AND OFFICES:
20, BERKELEY STREET, PICCADILLY, LONDON, W.1.

Auctioneers and Surveyors, Valuers, Land and Estate Agents.

TO BREEDERS OF HUNTERS, POLO PONIES AND RACEHORSES.



WILTS AND SOMERSET BORDERS

Excellent social and sporting area, within easy reach of Frome, Warminster and Westbury; 450ft. above sea level; sandy soil; south aspect; London within one hour 50 minutes.

THE SUBJECT OF A SPECIAL APPRECIATION IN THE "ARCHITECTURAL REVIEW."

A STONE-BUILT RESIDENCE OF THE JACOBEAN AND GEORGIAN PERIODS.

One of the most perfectly appointed and up-to-date "Lesser" Country Houses in the county. A considerable sum has been expended in modernising and beautifying the property, under the supervision of an eminent architect. There are oak doors and floors, stone-mullioned windows and well-designed fireplaces.

The accommodation includes two halls, four reception rooms, thirteen bedrooms, three perfect bathrooms, ideal white tiled and well-equipped domestic offices, servants' hall, laundry, etc. Electric light, central heating, modern sanitation, 'phone.

GARAGE FOR FOUR CARS. STABLING FOR HUNTERS. FARMERY. FOUR COTTAGES. GLASS. MODEL STUD FARMBUILDINGS WITH EIGHTEEN LOOSE BOXES.

CHARMINGLY LAID OUT YET INEXPENSIVE ORNAMENTAL GROUNDS, crazy paving, tennis courts, walled kitchen garden, orchard and parkland.

14 OR 60 ACRES. FOR SALE AT HALF RECENT COST.

Plans, photographs, etc., on view at the offices of the Sole Agents, NORFOLK and PRIOR, 20, Berkeley Street, W. 1. Inspected and recommended. (27,032.)

Auctioneers, Estate Agents.
Established 1832.
'Phone: 1210 Bristol.

W. HUGHES & SON, LTD.

Offices: 38, COLLEGE GREEN, BRISTOL.



DEVON

WITH TWO MILES OF TROUT FISHING.

This delightful MANOR HOUSE, eleven miles from Exeter and close quaint old market town with station. Hall, three reception rooms, eight bed and dressing rooms, bath (h. and c.); electric light, and with

60 OR 243 ACRES.

Stabling, garage, home farm, two cottages. Hunting. Shooting.

AT BARGAIN PRICE OF £5,000 WITH 60 ACRES. (17,007.)



HEREFORD

On the upper stretches of the Wye, 400ft. up, commanding exquisite views, this charming old-fashioned COUNTRY COTTAGE, within two miles of station, and containing two reception rooms, five bedrooms, bath (h. and c.), and delightful old-world grounds, finely timbered and covering

ABOUT THREE ACRES.

There is large garage for two cars and excellent six-roomed cottage. Something quite exceptional.

PRICE £2,500, OPEN TO OFFER. (17,016.)



DORSET

IN THE HEART OF THE CATTISTOCK HUNT.

Standing high within easy reach of several good market towns this charming modern COUNTRY RESIDENCE of four reception rooms, ten bedrooms, bath (h. and c.), with stabling, farmbuildings, three cottages and about

40 ACRES.

Gravel soil. Village with post and telegraph office one mile. Shooting. PRICE ONLY £4,000. (16,139.)

Telephone: Grosvenor 2020.

WINKWORTH & CO.

LAND AGENTS AND AUCTIONEERS, 48, CURZON STREET, MAYFAIR, LONDON, W. 1.



BORDERS OF BERKS AND OXON.—Delightful ELIZABETHAN RESIDENCE, dating back in part to the XVth century, with a wealth of old oak beams and panelling. FOR SALE, OR TO BE LET, FURNISHED. Excellent reception accommodation, viz.: Lounge hall, dining room, drawing room, library, banqueting hall with minstrels' gallery and carved oak Gothic screen. Above, approached by two fine oak staircases, eleven principal bed and dressing rooms, ample servants' accommodation, three bathrooms, usual domestic offices; central heating, modern drainage, telephone; stabling, garage. VERY BEAUTIFUL GROUNDS with wilderness and rose gardens, two tennis lawns, gold-fish pools and fountains, water garden, kitchen garden and orchard; in all ABOUT 32 ACRES.—WINKWORTH & Co., 48, Curzon Street, Mayfair, London, W. 1.

OXON
(CHILTERN HILLS).

FOR SALE. PRICE £1,875.

CHARMING DOWER HOUSE, in good hunting and shooting district.

Drawing room, dining room, usual domestic offices, seven bedrooms, bathroom, etc.; modern conveniences.

GARAGE. STABLING. COACH-HOUSE.

PLEASURE GROUNDS, orchard, paddock; in all about

TWO-AND-A-HALF ACRES.

WINKWORTH & Co., 48, Curzon Street, Mayfair, London, W. 1.

SUSSEX.
£2,500.

FREEHOLD PROPERTY WITH THREE-AND-A-HALF ACRES of charming grounds and paddock; four reception rooms, eight bedrooms.

STABLING AND GARAGE.

WELL-TIMBERED GROUNDS.

A moderately priced Property, quite in the country, but near village.

WINKWORTH & Co., 48, Curzon Street, Mayfair, London, W. 1.



HERTS (450ft. above sea level, and only half-an-hour from London by express trains).—For SALE, GEORGIAN-STYLE COUNTRY HOUSE (containing lounge hall 25ft. by 18ft., drawing room 39ft. by 21ft., dining room 28ft. by 19ft., study, billiard room, fourteen bedrooms, three bathrooms), fitted with central heating and electric light, together with stabling, garage, two cottages, cowsheds; beautiful grounds, kitchen garden and park-like lands; in all

32 ACRES.

WINKWORTH & Co., 48, Curzon St., Mayfair, London, W.1.

3, MOUNT STREET, LONDON, W.1.

RALPH PAY & TAYLOR

Telephones: Grosvenor 1032 & 1033.

350FT. ABOVE THE DART.

SOUTH DEVON



BEAUTIFUL QUEEN ANNE RESIDENCE
WITH ABOUT 450 ACRES.

Eleven bed, three bathrooms, hall and three reception. Excellent water supply. Gas and 'phone. Garage, stabling, etc.

Splendid social and sporting amenities.

Freehold for SALE, or would Let, Furnished.

Agents, RALPH PAY & TAYLOR, as above.

SUSSEX

Between TUNBRIDGE WELLS and BRIGHTON.

To be SOLD.

UNIQUE FREEHOLD PROPERTY OF ABOUT 20 ACRES.

INCLUDING SANDSTONE ROCKS AND HISTORIC CAVES.

MODERN RESIDENCE.

Four reception rooms, billiard room, ten bed and dressing rooms, two bathrooms; central heating and electric light.

Stabling, garage, farmbuildings and two bungalows.

FOR SALE, AT LESS THAN HALF PRE-WAR COST.

Owner's Agents, RALPH PAY & TAYLOR, as above.

PROBABLY THE CHEAPEST PLACE ON OFFER!!

NEAR LYMINGTON, HANTS.



70 ACRES. FOURTEEN BED, FOUR BATH, FOUR RECEPTION.

ONLY £6,500. FREEHOLD.

Might be Let, Unfurnished, with shooting. A stream bordering the estate for about a mile could easily be stocked with

TROUT.

Agents, RALPH PAY & TAYLOR, as above.

RALPH PAY & TAYLOR, 3, MOUNT STREET, GROSVENOR SQUARE, W.1.

Telephone No. 204.

RIPPON, BOSWELL & CO., F.A.I.

LAND AGENTS, SURVEYORS AND AUCTIONEERS, 8, QUEEN STREET, EXETER

ILLUSTRATED REGISTER OF PROPERTIES IN THE SOUTH AND SOUTH-WESTERN COUNTIES, price 2/–, by post 2/6.

TO BE SOLD BY AUCTION IN LOTS IN FEBRUARY, 1925, AT EXETER, UNLESS PREVIOUSLY DISPOSED OF.

TIDCOMBE HOUSE ESTATE, TIVERTON



within a mile of town and station and sixteen from Exeter.

Comprising an unusually attractive OLD-FASHIONED COUNTRY HOUSE, with carriage drive, lovely old-world grounds; perfect accommodation, porch, lounge hall, four reception, eight bed and dressing rooms, four attics, stabling, with

THREE, FIFTEEN OR MORE ACRES
VALUABLE ACCOMMODATION LAND AND ORCHARDS.

Also

IMPORTANT WELL-KNOWN DAIRY FARM CALLED

LITTLE TIDCOMBE,

WITH PICTURESQUE FARM RESIDENCE AND 130 ACRES.

Illustrated particulars and plan may be had of RIPPON, BOSWELL & Co., Auctioneers, 8, Queen Street, Exeter; or of Messrs. PICKERING & Co., 4, Stone Buildings, Lincoln's Inn, London, W.C. 2.



TO BE SOLD BY AUCTION ON FRIDAY, FEBRUARY 13TH, 1925, UNLESS PREVIOUSLY DISPOSED OF.

DEVON, EAST (between Exeter and Honiton; within easy reach of the sea).—EXCEPTIONALLY COMPACT RESIDENTIAL PROPERTY of 56 ACRES, called "WHIMPLE WOOD," Whimple, commanding wonderful views; ELECTRIC LIGHT. CENTRAL HEATING. MODERN DRAINAGE. GOOD WATER SUPPLY. ARTISTICALLY DESIGNED CREEPER-CLAD COTTAGE ORNEE, having every amenity of a Town and Country House; three reception, six bed and dressing rooms, two bathrooms, excellent offices; pretty grounds, carriage drive; stabling, farmbuildings; productive land, also WELL-BUILT FOUR-ROOMED VERANDAHED BUNGALOW, the whole forming a CHARMING INEXPENSIVE COUNTRY HOME, ADMIRABLY ADAPTED FOR PLEASURE AND PROFIT FARMING.—Illustrated particulars may be had of the Auctioneers, RIPPON, BOSWELL & Co., 8, Queen Street, Exeter.

GLOUCESTERSHIRE, CIRENCESTER.

IMPORTANT SALE OF TWO VALUABLE FREEHOLD RESIDENTIAL PROPERTIES.

C. F. MOORE, ALLEN & INNOCENT have been favoured with instructions from the Trustees of the Will of Thomas Boulton, Esq., deceased, to SELL by AUCTION (unless previously disposed of by Private Treaty), at the King's Head Hotel, Cirencester, on Monday, January 26th, 1925, at 3 o'clock punctually. Lot 1.—With vacant possession, the most desirable stone-built Residence, with gardens, stabling, etc., known as "Ingleside." Lot 2.—A very comfortable stone-built Residence, with garden, known as "Brighton Villa."—Particulars and conditions of Sale, with orders to view, may be obtained of the Auctioneers, Cirencester; or of Messrs. GALES, BOULTON & Co., Solicitors, 22, John Street, Sunderland.

Telephone: Grosvenor 1400 (2 lines.)

CURTIS & HENSON
LONDON.

Telegrams: "Submit, London."



40 MINUTES' RAIL FROM CHARING CROSS

NEAR PENSHURST AND EASY ACCESS OF SEVENOAKS.

DELIGHTFUL MINIATURE ESTATE,

with picturesque modern gabled RESIDENCE, surrounded by beautifully timbered grounds and park, occupying A FINE SITUATION 300FT. ABOVE SEA LEVEL, with wide and varied views of a particularly rural nature; it is approached by a carriage drive with lodge.

Contains LOUNGE HALL, BILLIARD ROOM, THREE RECEPTION, ELEVEN BEDROOMS, TWO BATHROOMS; ELECTRIC LIGHT, CENTRAL HEATING, TELEPHONE, Co.'s water, modern drainage.

Stabling and garages; home farm and buildings, dairy, etc.; CHARMING GROUNDS, two tennis courts, croquet lawn, walled kitchen garden, rose gardens, two small lakelets; park-like pastureland and woods; in all

ABOUT 50 ACRES.

EXCELLENT GOLFING FACILITIES. VERY LOW PRICE.

Personally inspected.—Sole Agents, CURTIS & HENSON, 5, Mount Street, W. 1.

GLORIOUS WEST SUSSEX

(NEAR PETWORTH, FITTLEWORTH AND PULBOROUGH).

ATTRACTIVE RESIDENTIAL PROPERTY OF NEARLY

200 ACRES.

PICTURESQUE GEORGIAN-STYLE RESIDENCE, standing high with exceptional views towards the South Downs.
Surrounded by well-timbered park. Carriage drive quarter of a mile, with lodge.
FOUR RECEPTION. BILLIARD ROOM. LOUNGE HALL.
FOURTEEN BEDROOMS. THREE BATHROOMS.
ELECTRIC LIGHT. CONSTANT WATER. MODERN DRAINAGE.
Stabling and garage, home farm for pedigree stud or herd, five cottages.
Well-matured PLEASURE GROUNDS, large lawns, magnificent ornamental timber, tennis lawn, clumps of rhododendrons, walled kitchen garden, and orchard; well cultivated farmlands and plantations.

HUGE SACRIFICE £12,000.

OR RESIDENCE SOLD WITH ANY AREA DESIRED.
HUNTING, SHOOTING, FISHING, AND GOLF.
CURTIS & HENSON, 5, Mount Street, W. 1.

20 MILES FROM LONDON

BEAUTIFULLY TIMBERED RESIDENTIAL ESTATE OF ABOUT

500 ACRES.

HANDSOME XVITH CENTURY MANSION, in excellent preservation and modernised at great cost, well placed in park; approached by long carriage drive with lodge.
NOBLE HALL. FOUR RECEPTION. PICTURE GALLERY. SALOON.
TWENTY BEDROOMS. FOUR BATHROOMS.
ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.
Company's water and gas, modern drainage; stabling and garage, home farm, cottages.
PLEASURE GROUNDS of great beauty intersected by TROUT STREAM with cascades and bridges, extensive lawns, forest trees, magnificent AVENUE, rookery, ancient gateway and broad walk leading to pavilion, walled kitchen garden, orchard, etc.

FOR SALE,

OR WOULD LET, UNFURNISHED, OR PARTIALLY FURNISHED.
HUNTING AND GOLF.
CURTIS & HENSON, 5, Mount Street, W. 1.

ASHDOWN FOREST

BETWEEN TWO FIRST-CLASS GOLF COURSES. Two miles from station; one hour's rail from Town.

DELIGHTFUL JACOBEAN RESIDENCE.

TO BE LET, FURNISHED, FOR TERM OF YEARS.

THE RESIDENCE occupies a magnificent situation, surrounded by a beautifully wooded Estate; it commands exquisite panoramic views, and is approached by carriage drive over half-a-mile in length. The accommodation includes lounge hall, five reception, unusually good offices, fourteen bed and dressing rooms, bathroom, etc.
ELECTRIC LIGHT THROUGHOUT. CENTRAL HEATING. TELEPHONE.
NEW DRAINAGE. EXCELLENT WATER SUPPLY.
Garage and stabling. Model farmery. Cottages.
CHARMING PLEASURE GROUNDS, beautifully matured, shaded by wealth of ornamental and forest trees, magnificent range of sandstone rocks of great natural beauty, two tennis courts, orchard, and kitchen garden, woodland walks and park.
SAND SOIL.

MODERATE RENT ASKED.

HUNTING AND SHOOTING. PERSONALLY INSPECTED.

Sole Agents. CURTIS & HENSON, 5, Mount Street, London, W. 1.



HERTFORDSHIRE HILLS

CLOSE TO FIRST-CLASS GOLF COURSE.

BEAUTIFULLY APPOINTED COUNTRY RESIDENCE, surrounded by well-timbered parklands and estate of about 120 acres.
VERY FINE POSITION. EXTENSIVE VIEWS.
Four reception, billiard room, nineteen bed and dressing rooms, SIX BATHROOMS; ELECTRIC LIGHT, CENTRAL HEATING, TELEPHONE, CO.'S WATER, MODERN DRAINAGE; stabling and garages, four cottages, home farm.

MOST ATTRACTIVE PLEASURE GROUNDS,

GRASS AND HARD COURTS, rock and Italian gardens, lake with boathouse, partly walled kitchen garden, etc., the whole being REPLETE WITH ALL MODERN COMFORTS.

GOLF. HUNTING AND SHOOTING.

Owner's Agents, CURTIS & HENSON, 5, Mount Street, W. 1.

SWITZERLAND OF SURREY

(NEAR LEITH HILL).

EXCEEDINGLY PICTURESQUE RESIDENCE, occupying a truly magnificent position 500ft. above sea level, commanding wonderful views over the Weald to the distant South Downs.

FOUR RECEPTION. BILLIARD ROOM. COMPLETE OFFICES.
FIFTEEN BEDROOMS. FOUR BATHROOMS.
ACETYLENE GAS (very efficient). CENTRAL HEATING. CO.'S WATER.
Garage, stabling (with rooms over).
DELIGHTFUL GARDENS, terrace, two grass courts, HARD COURT, fan garden, partly walled kitchen garden, ornamental lake, glasshouses, grassland and woods. Small secondary Residence and old-world cottage; in all about

THIRTEEN ACRES. FOR SALE.

CURTIS & HENSON, 5, Mount Street, W. 1.

ASHDOWN FOREST

50 ACRES (or less if required).

DISTINCTLY ATTRACTIVE RESIDENCE (part dating from XVth century), full of quaint characteristics, including wealth of oak panelling, magnificent oak chimney breast, open fireplaces and inglenooks, massive oak beams, etc.; beautiful position, with extensive views; long carriage drive, with lodge; lounge hall, three handsome reception, twelve bedrooms, three bathrooms, excellent offices.

ACETYLENE GAS. CENTRAL HEATING. TELEPHONE.
Company's water. Modern sanitation. Stabling and garages. Cottage.

CHARMING GROUNDS, lawns, ornamental pool, wealth of roses and white heather, clipped yews, two large tennis courts, well-stocked kitchen garden, beautiful timber, meadows and woods.—CURTIS & HENSON, 5, Mount Street, W. 1.

500FT. UP ON THE CHILTERNS

ONLY 45 MINUTES' RAIL BY EXPRESS SERVICE OF TRAINS.

UNIQUE COMPACT RESIDENTIAL ESTATE.—EXCELLENT MODERN HOUSE, approached by a carriage drive with lodge, and containing lounge hall, four reception, billiard, twelve bedrooms, three bathrooms, servants' hall, and good offices. ELECTRIC LIGHT, CENTRAL HEATING, TELEPHONE, CO.'S WATER AND GAS, MODERN DRAINAGE; stabling and garage, nine cottages. CHARMING GARDENS, three tennis lawns, kitchen garden, small farmery, park, pastures of

70 ACRES (OR DIVIDED).

SACRIFICIAL PRICE.—CURTIS & HENSON, 5, Mount Street, W. 1.



WEST SUSSEX

Within easy reach of Pulborough, Horsham, Midhurst, and Petworth.

A REMARKABLY FINE REPLICA OF AN OLD ELIZABETHAN HOUSE,

erected by a well-known architect.
WITH MANY QUAINT FEATURES, HORSHAM SLAB STONE ROOF, TALL CHIMNEYS, MASSIVE OAK BEAMS AND PANELLING, ANTIQUE FIRE BACKS, ETC.
IT CONTAINS LOUNGE HALL, THREE RECEPTION, TWELVE BEDROOMS, TWO BATHROOMS.
ELECTRIC LIGHT, CENTRAL HEATING, EXCELLENT WATER SUPPLY.
GARAGE AND STABLING.
WELL-EQUIPPED HOME FARM, fine old courtyard, three cottages.
Lovely old-world gardens, herbaceous and paved walks, lawns, rose garden, sunk garden, kitchen and fruit gardens, woodland and rich feeding grassland; in all about

100 ACRES.

HUNTING, SHOOTING, GOLF. PRICE REDUCED.
Strongly recommended by CURTIS & HENSON, 5, Mount Street, W. 1.

Telephone Nos. Grosvenor 1553, 1554.

GEORGE TROLLOPE & SONS

25, MOUNT STREET, GROSVENOR SQUARE, W.1.

And at Hobart Place, Eaton Sq.; West Halkin St., Belgrave Sq.; 45, Parliament St., Westminster, S.W.

SURREY AND SUSSEX BORDERS. ONE HOUR FROM LONDON



FINE OLD TUDOR HOUSE WITH BLACK AND WHITE HALF-TIMBERED WALLS.

OAK PANELLING AND OLD BEAMS.

Lounge, three reception rooms, fourteen bedrooms, two baths, excellent offices.

ELECTRIC LIGHT.

MODERN DRAINAGE.

LODGE. COTTAGES. HOMESTEAD.

GARAGE.



FINE SPORTING WOODLANDS AND EXCELLENT PASTURE.

390 ACRES.

Detailed particulars may be had of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (A 1768.)

HANTS AND SUSSEX BORDERS

ON A SANDY GORSE-CLAD COMMON ADJOINING GOLF LINKS, 400FT. ABOVE SEA LEVEL.



FOR SALE, this genuine old COTTAGE RESIDENCE carefully restored by a well-known architect, and in excellent order throughout.

SIX BED, BATH, THREE RECEPTION ROOMS, CLOAKROOM.

GARAGE. TELEPHONE.

Town and station one mile.

CHARMINGLY LAID-OUT GARDENS, ETC.

TWO ACRES.

Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (3764.)

BERKSHIRE

BETWEEN ASCOT AND WINDSOR.



FOR SALE, this attractive MODERN RESIDENCE. Twelve bed (fitted lavatory basins in principal ones), two bath, four reception rooms.

COMPANY'S WATER. CENTRAL HEATING. LIGHTING.

Garage, stabling, cottage and rooms.

CHARMING GARDENS.

Tennis lawn, etc., and paddock.

TEN ACRES.

PRICE 7,000 GUINEAS, OR REASONABLE OFFER.

Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (C 4776.)

WILTSHIRE

CHIPPENHAM AND BATH DISTRICT. STATION ONE MILE.



STONE JACOBEAN MANOR. Panelled hall and dining room, billiard and drawing rooms, study, fourteen bedrooms, two dressing, three baths.

CENTRAL HEATING.

GAS AND WATER LAID ON.

STABLING. GARAGES. FARMERY.

FIVE COTTAGES.

Walled gardens with clipped yews, orchard and pasture; in all

40 ACRES.

MODERATE PRICE. Highly recommended.

GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (3848.)

SANDWICH BAY

BEAUTIFUL MODERN GEORGIAN HOUSE within a stone's throw of the sea and looking over the Bay, in faultless order and having

ELECTRIC LIGHT, HEATING RADIATORS, COMPANY'S WATER. MAIN DRAINAGE.

Three handsome reception rooms, fourteen bedrooms and three bathrooms. Garage.

DELIGHTFUL GARDENS OF TWO ACRES, including a fine hard tennis court.

TO LET, FURNISHED,

FOR SIX MONTHS, OR WOULD BE SOLD.

Inspected and recommended by GEORGE TROLLOPE and SONS, 25, Mount Street, W. (A 2142.)

SUFFOLK

Near Bury St. Edmunds and Newmarket. Station two miles.

FOR SALE, a bargain, a fine spacious "ADAM" MANSION in a lovely old timbered park and woods, with a lake of three acres. The hall is in excellent order, has ELECTRIC LIGHT, CENTRAL HEATING and good water supply, and the domestic offices are tiled throughout. Two halls, fine suite of six reception rooms, 27 bedrooms and seven bathrooms.

MODEL LAUNDRY, STABLING, GARAGES, SEVEN COTTAGES AND LODGE. In all

242 ACRES.

Illustrated particulars of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (5670.)

SOMERSET AND DORSET

STONE ELIZABETHAN RESIDENCE. Oak hall, three reception rooms, 20 bed and dressing rooms, four baths. ELECTRIC LIGHT. PRIVATE GOLF COURSE. GARAGES. Squash racquet court.

DELIGHTFUL GROUNDS AND A WELL-TIMBERED PARK.

TWO FARMS (Let). The whole about

367 ACRES.

MODERATE PRICE.

Inspected and recommended by GEORGE TROLLOPE and SONS, 25, Mount Street, London, W. 1. (A 7044.)

ADDINGTON GOLF CLUB

Thirteen miles of Charing Cross and two-and-a-half miles from East Croydon.

FOR SALE, a few CHOICE BUILDING PLOTS, varying in area from

HALF-AN-ACRE TO THREE ACRES.

Well-timbered and occupying unequalled positions adjoining the

TWO FIRST-CLASS GOLF COURSES.

Particulars and plan may be had of GEORGE TROLLOPE and SONS, 25, Mount Street, London, W. 1.



BETWEEN ASHDOWN FOREST AND THE SEA

FINE VIEW OF SOUTH DOWNS.

FOR SALE,

DELIGHTFUL XVIITH CENTURY HOUSE

IN FIRST-CLASS ORDER THROUGHOUT.

High and secluded, with all modern conveniences.

HALL AND FINE SUITE OF RECEPTION ROOMS, EXCELLENT OFFICES, TWELVE BEDROOMS, TWO BATHS.

CENTRAL HEATING. LIGHTING. TELEPHONE.

LOVELY OLD-WORLD GARDENS.

Three cottages, farmery and garage, and

78 ACRES.

Highly recommended by GEORGE TROLLOPE and SONS, 25, Mount Street, London, W. 1. (C 2701.)



Telegrams: "Wood, Agents (Audley), London."

JOHN D. WOOD & CO.

6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1.

Telephone: Grosvenor 2130 " 2131

BY DIRECTION OF HIS EXCELLENCY SENOR DON AGUSTIN EDWARDS.

No. 22, GROSVENOR SQUARE, W.



It comprises 26 bedrooms, seven bathrooms, a series of splendid entertaining rooms, mostly in the Louis XVIth style, magnificent halls and staircase, most complete basement, with every up-to-date improvement.

TO CABINET MINISTERS, AMBASSADORS, AND OTHERS, THIS AFFORDS A UNIQUE OPPORTUNITY OF ACQUIRING ONE OF THE FINEST HOUSES IN EUROPE.

Held on lease for over 71 years from the Duke of Westminster at a ground-rent of £650 per annum. This fine property will be SOLD by AUCTION by

MESSRS. JOHN D. WOOD & CO.,

at the Mart, E.C., on Wednesday, January 28th, 1925, unless previously Sold by Private Treaty.

AUCTION OFFICES, 6, MOUNT STREET, W. 1.

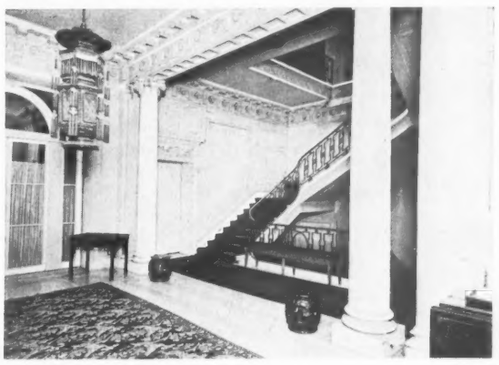
THIS WELL-KNOWN MANSION

OCCUPIES THE PREMIER POSITION IN LONDON, BEING SITUATED IN GROSVENOR SQUARE WITH A FRONTAGE TO UPPER BROOK STREET; AND ALSO TO NORTH AUDLEY STREET, THUS ENSURING ABUNDANCE OF LIGHT.

It has a beautiful Renaissance elevation in Portland stone, designed by a well-known firm of Architects, and the building was erected by Messrs. HOLLOWAY BROS., the famous contractors.

THE INTERIOR DECORATIONS WERE EXECUTED BY TWO PROMINENT FIRMS OF ART DECORATORS, AND IT IS NOW

A PERFECT RESIDENCE



OXFORDSHIRE

CHOICE RESIDENTIAL AND SPORTING ESTATE OF 700 ACRES



WITH THIS BEAUTIFUL AND HISTORICAL MANSION, IN PERFECT ORDER THROUGHOUT, AND BROUGHT THOROUGHLY UP TO DATE, SURROUNDED BY GRANDLY TIMBERED

DEER PARK OF 250 ACRES.

THE MAIN STRUCTURE WAS BUILT IN 1740, but two wings date from 1530 and earlier, and formed part of the original Abbey. Large entrance hall, five reception rooms, billiard room, 23 bedrooms, four finely fitted bathrooms, ample offices.

THE INTERIOR IS RICH IN PERIOD CARVINGS AND DECORATIONS.

ELECTRIC LIGHT. *CENTRAL HEATING.*

Stabling for twelve, garages for six cars, home farm of rich grassland, twelve cottages

FISHING AND BOATING LAKE 600YDS. LONG.

Shooting. Hunting with South Oxfordshire and Bicester. Good Society.

FINELY TIMBERED OLD GARDENS SLOPING TO THE LAKE.

WALLED KITCHEN GARDEN OF TWO ACRES.

The condition throughout is so good that a purchaser need spend nothing before going in.

ALL THE LAND IS IN HAND.

FOR SALE.

Personally inspected and highly recommended by Messrs. JOHN D. WOOD & CO., 6, Mount Street, London, W.1, from whom price and particulars can be obtained. (50,372.)

HAREHOPE HALL.

ONE OF THE FINEST SPORTING PROPERTIES IN

NORTHUMBERLAND

TO BE LET FURNISHED FOR THREE OR FIVE YEARS, including

9,000 ACRES OF SHOOTING. NEARLY 6,000 ACRES MOOR.

FOUR TO FIVE MILES TILL TROUT FISHING.
HUNTING WITH FOUR PACKS.

24 bed and dressing rooms, two bath, five reception rooms.

ELECTRIC LIGHT. CENTRAL HEATING.

HOME FARM, COTTAGE, ETC.



Rent and further particulars from the Sole Agents, JOHN D. WOOD & CO., 6, Mount Street, London, W. 1. (80,508.)

JOHN D. WOOD & CO., 6, MOUNT STREET, LONDON, W.1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

BRENTWOOD.

TO BE SOLD.



A RED BRICK AND CREEPER-CLAD RESIDENCE,

with tiled gabled roof, situate 250ft. above sea level with south-east aspect.

Two reception rooms, billiard room, eight bed and dressing rooms, bathroom, etc.

Company's water. Gas and main drainage.

Garage for two cars, stabling for two.

GARDENS AND PADDOCK OF ABOUT TWO ACRES.

PRICE £3,750.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,272.)

NORFOLK AND SUFFOLK BORDERS.

Two-and-a-half miles from Gorleston-on-Sea.



HANDSOME GEORGIAN RESIDENCE,

containing three reception rooms, eleven bedrooms and four dressing rooms, two bathrooms and offices.

Central heating. Light soil. Splendid sea air.

CLOSE TO GOLF COURSE.

Entrance lodge, stabling and garage. PLEASURE GROUNDS, with two tennis courts, small orchard and parkland. FARMBUILDINGS and ACCOMMODATION LAND. In all about

51 ACRES.

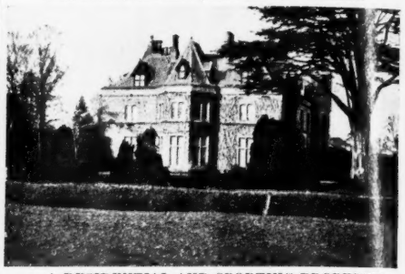
PRICE, FREEHOLD, £4,500.

(Or the House would be Sold with less land.)

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (15,336.)

BLACKMORE VALE.

Half-a-mile from station, three hours from London.



A RESIDENTIAL AND SPORTING PROPERTY

of 156 ACRES.

SUBSTANTIALLY BUILT RESIDENCE approached by a carriage drive. Five reception rooms, nine principal bed and dressing rooms and servants' accommodation.

Electric light. Company's water. Stabling. Garage.

PRIVATE TROUT FISHING.

Pleasure gardens, two tennis courts, kitchen gardens, woodland and meadowland.

PRICE £7,600,

OR THE RESIDENCE AND SEVENTEEN ACRES, £4,250.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,276.)

MARLBOROUGH AND DEVIZES

(Easy reach of).

AMIDST THE BRACING DOWNS.



ELIZABETHAN MANOR HOUSE.

£1,750

Built of stone and stone tiled with mullioned windows and deep window seats, situate 500ft. above sea level; fine old porch, two good reception rooms, four bedrooms (one oak panelled), small dressing room, bathroom, kitchen with independent boiler, etc.; *water pumped by Lister engine, telephone;* garage, outbuildings and studio.

LAWNS AND TERRACE,

sun parlour with thatched roof and brick floor, partly walled kitchen garden, greenhouse with three vines, and paddock; in all about

TWO-AND-A-HALF ACRES.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,275.)

CITY OF WINCHESTER

(THREE MILES FROM).

TO BE SOLD.



A VALUABLE AGRICULTURAL PROPERTY OF

468 ACRES,

together with a MODERN RESIDENCE with three reception rooms, six bedrooms, bathroom, usual offices; *modern drainage, lighting by petrol gas, water laid on;* inexpensive gardens with full-size tennis court, kitchen garden, fruit trees, etc.; six modern cottages.

THREE SETS OF FARMBUILDINGS, one set suitable for pedigree herd; accommodation in all for about 90 cows. The land, which is intersected a considerable distance by the main road, comprises 300 acres of grass and the remainder arable. A really excellent partridge shoot.

PRICE, FREEHOLD, £35 PER ACRE.

Or one pair of cottages with the model buildings and 135 acres would be Sold separately, price £40 per acre.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,211.)

WEST SUSSEX.

Two-and-a-half miles from a station and town.



TO BE SOLD,

A FREEHOLD RESIDENTIAL PROPERTY

of SEVENTEEN ACRES.

Creeper-clad MANOR HOUSE standing high on gravel soil. Lounge hall, five reception rooms, billiard room, thirteen bed and dressing rooms, two bathrooms and offices.

Electric light. Telephone.

Stabling for eight, garage, cottages.

OLD-WORLD GARDENS,

two tennis lawns, orchard and park-like meadows. Hunting, yachting and golf within easy reach.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (16,889.)

CHANNEL ISLANDS.

In a fashionable part of one of the best known towns; fifteen minutes from shopping centre, and within five minutes' walk of churches.



A COMFORTABLE HOUSE, possessing three large reception rooms, four bedrooms, and two boxrooms; *Company's water, gas and electric light, main drainage;* small garden with vinehouse. Income tax on this Island is 6d. in the £. PRICE £2,000. OPEN TO OFFER.—Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,284.)

HORSHAM

(Five miles from). Two-and-a-half miles from a station.



MODERNISED OLD FARMHOUSE,

brick and timber built and dating from 1550; plenty of old oak beams.

Lounge, dining room with old fireplace, four bedrooms, bathroom, etc.

GARAGE, THREE-ROOMED BUNGALOW, STUDIO.

Land of between

FOUR-AND-A-HALF AND FIVE ACRES.

PRICE £2,500.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (19,291.)

BRACKETT & SONS

TUNBRIDGE WELLS, and 34, CRAVEN ST., CHARING CROSS, W.C.2.



ERIDGE PINE WOODS (near).—Exceedingly well-appointed FREEHOLD HOUSE, in good order, overlooking delightful open views and standing in upwards of TWO ACRES of charming gardens; three reception rooms, conservatory, ten bedrooms, dressing room, bathroom, etc.; double garage, cottage. Freehold for Sale. (Fo. 31,555.)

ASHDOWN FOREST.

16 ACRES, with a 200-year-old COTTAGE, fronting the main London and Eastbourne road. (Fo. 31,828.)

FINE BUILDING SITE of thirteen-and-a-quarter acres of grassland and one-and-a-quarter acres of woodland.

FREEHOLD CORNER SITE of eight-and-a-half acres of grassland suitable for building plots.

SMALL HOLDING of four-and-a-half acres and three old-fashioned cottages suitable for conversion. (Fo. 31,838.)

SEVERAL FRONTAGES near village suitable for freehold building plots. Within easy reach of golf links. (Fo. 24,863.)

24 ACRES, having extensive frontages to Ashdown Forest by which it is partly surrounded. (Fo. 31,828.)

FURTHER PARTICULARS OF BRACKETT & SONS, AS ABOVE.

ESTATE AGENTS. **HARRIE STACEY & SON** AUCTIONEERS.

REDHILL, REIGATE, AND WALTON HEATH, SURREY 'Phone: Redhill 31.

REIGATE

In a beautiful position on a southern slope with glorious views, near common; station under ten minutes' walk.



THIS EXCEPTIONALLY WELL-DESIGNED AND SUBSTANTIAL stone-built modern COUNTRY RESIDENCE, on TWO FLOORS, perfectly equipped with

ELECTRIC LIGHT, CENTRAL HEATING, POLISHED FLOORS.

Ten bedrooms, two bathrooms, galleried hall, two reception, and imposing music or billiard room.

LODGE ENTRANCE.

AMPLE GARAGE.

BEAUTIFUL GROUNDS OF

FIVE ACRES.

PRICE £6,500 FREEHOLD.

Apply as above.

ROBINSON, WILLIAMS & BURNANDS

89, MOUNT STREET, GROSVENOR SQUARE, W.1.

Telephones: GROSVENOR 2430 and 2431. Telegrams: "THROSIXO, LONDON."

A REAL SUSSEX BARGAIN ON HIGH GROUND

GEORGIAN RESIDENCE. MAGNIFICENT VIEWS.



STANDING IN WELL-TIMBERED PARK AND APPROACHED BY LONG CARRIAGE DRIVE.

STATION ONE MILE.

ELECTRIC LIGHT. MAIN WATER. TELEPHONE.

Nine bedrooms and dressing rooms, bathroom, playroom, three reception rooms, usual domestic offices.

STABLING. GARAGE. COTTAGE. USEFUL OUTBUILDINGS.

CHARMING MATURED GROUNDS.

Fine fruit trees and specimen shrubs, tennis and other lawns, floral and kitchen garden, orchard and some excellent parkland with cricket pitch, in all

TEN ACRES.

ROBINSON, WILLIAMS & BURNANDS, 89, MOUNT STREET, W. 1.

NORTHERN IRELAND, COUNTY DOWN



FOR SALE

A delightful country residence,

"KILBRONEY HOUSE,"

in the well-known salubrious district of Rostrevor, standing in prettily timbered grounds of about 46 acres, held for ever at yearly rent of £77.

ROCK AND ROSE GARDENS, MOUNTAIN VIEWS, AND WITHIN SIGHT OF CARLINGFORD LOUGH.

House contains central hall, three reception rooms, six bedrooms, and compact servants' apartments; ELECTRIC LIGHT; two bathrooms, all in perfect order with every modern convenience.

Particulars may be obtained from the Solicitors, ROBERT A. MULLAN & SON, Newry, Northern Ireland.

MESSRS. YOUNG & GILLING

(Established over a Century).

LAND AND ESTATE AGENTS, CHELTENHAM.

Telegrams: "Gillings, Cheltenham." Telephone 129.

ILLUSTRATED REGISTER OF PROPERTIES IN CHELTENHAM AND THE WESTERN COUNTIES WILL BE SENT ON APPLICATION.



COTSWOLDS (centre of Cotswold Hunt).—To be SOLD (700ft. above sea level, in beautiful situation), capital SPORTING FARM of 355 acres, with old stone-built and slated farmhouse (easily convertible into gentleman's residence), three reception rooms, six bed and dressing rooms, attics, etc. The whole approached by carriage drive. Six cottages and ample buildings. Moderate price.

MESSRS. YOUNG & GILLING

(Established over a Century).

LAND AND ESTATE AGENTS, CHELTENHAM.

Telegrams: "Gillings, Cheltenham." Telephone 129.

BRUTON, KNOWLES & CO.

ESTATE AGENTS,
SURVEYORS AND AUCTIONEERS,
ALBION CHAMBERS, KING STREET,

Telegrams: "Brutons, Gloucester." GLOUCESTER.

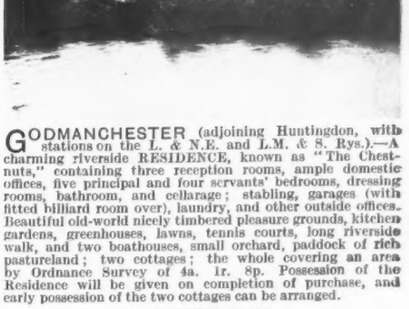
Telephone: No. 967 (two lines).

ON THE COTSWOLDS.—To be SOLD, an attractive old gabled stone-built HOUSE with stone tiled roof, in a charming position and commanding very picturesque views of the beautiful Woodchester Valley, about ten minutes' walk from station and three miles from Stroud. It contains hall, three reception rooms, six bedrooms, six attic bedrooms, bathroom, boxroom, and usual domestic offices; stabling, cottage, farmery; attractive grounds, ornamental woodland, excellent walled kitchen garden, and enclosures of pastureland; in all about 21¼ ACRES. PRICE £3,750. Vacant possession on completion.—Full particulars of BRUTON, KNOWLES & CO., Estate Agents, Gloucester. (C 224.)

GLOS.—For SALE, an attractive modern RESIDENCE, occupying a delightful position on high ground overlooking the River Severn and Forest of Dean. The House is substantially built and conveniently arranged and is in excellent order. It is lighted by petrol gas and has water laid on. Lounge hall, four reception, eight bedrooms, two bathrooms and usual offices; garage; attractive grounds in terrace formation; excellent kitchen gardens and enclosures of pastureland and orcharding; in all about fourteen acres. Vacant possession on completion. PRICE £3,600.—Full particulars of BRUTON, KNOWLES & CO., Estate Agents, Gloucester. (D 61.)

ON THE COTSWOLDS.

TO BE SOLD, or LET, Unfurnished, an attractive RESIDENTIAL PROPERTY, in a bracing and pleasant position on the borders of Minchinhampton Common with its famous golf links. The Residence is a charming structure of stone and contains four or five reception rooms, eight bed and dressing, six attics, two baths and usual offices; stabling, two cottages; attractive grounds, pastureland and woodland; in all nearly 21 acres; electric light, water supply gravitation, independent hot water supply. Price £6,000. Rent £300 a year.—Full particulars of BRUTON, KNOWLES & CO., Albion Chambers, Gloucester. (D. 30.)



GODMANCHESTER (adjoining Huntingdon, with stations on the L. & N.E. and L.M. & S. Rys.).—A charming riverside RESIDENCE, known as "The Chestnuts," containing three reception rooms, ample domestic offices, five principal and four servants' bedrooms, dressing rooms, bathroom, and cellarage; stabling, garages (with fitted billiard room over), laundry, and other outside offices. Beautiful old-world nicely timbered pleasure grounds, kitchen gardens, greenhouses, lawns, tennis courts, long riverside walk, and two boathouses, small orchard, paddock of rich pastureland; two cottages; the whole covering an area by Ordnance Survey of 4a. 1r. 8p. Possession of the Residence will be given on completion of purchase, and early possession of the two cottages can be arranged.

LOW PRICE, £2,500.

Further particulars may be obtained of DILLEY, TREAKSTON and READ, Auctioneers and Estate Agents, Market Hill, Huntingdon.

Telephone: 4706 Gerrard (2 lines).
Telegrams: "Cornishmen, London."

TRESIDDER & CO.

37, ALBEMARLE STREET, W.1.

40 ACRES. £4,000, OR NEAR OFFER.

More land up to 300 acres available.

DORSET or to be LET.—A well-built RESIDENCE in the Elizabethan style, approached by carriage drive with lodge entrance.

4 reception, bathroom, 10 bedrooms.

Water by gravitation, modern drainage, stabling for 12, farmbuildings, 3 cottages; pleasure grounds and nicely timbered pasture.

TRESIDDER & Co., 37, Albemarle St., W. 1. (2451.)

FOR SALE, OR TO BE LET, UNFURNISHED.

SOMERSET (2¼ miles station, 7 Bath, 13 Bristol; 360ft. up, on dry soil).—A very attractive GEORGIAN RESIDENCE, seated in a park and containing

2 *halls*, 3 *reception rooms, billiard room*, 4 *bathrooms*, 22 *bed and dressing rooms, etc.*

Electric light, modern drainage, central heating, excellent water supply; stabling, garages, farmbuildings and numerous cottages; charming well-wooded grounds with tennis court, walled kitchen garden, orchards, etc. The total area of the Estate is about 440 ACRES, and the Residence would be Let or Sold with all or any portion of this acreage.

TRESIDDER & Co., 37, Albemarle St., W. 1. (12,365.)

OXON (outskirts of Banbury; occupying a fine situation 400*ft. above sea level*).

A very attractive beautifully fitted RESIDENCE, containing lounge hall, 3 reception rooms, bathroom, 6 bedrooms, etc. Electric light, gas, Co.'s water, modern drainage.

Charming grounds, including tennis and other lawns, rose garden, kitchen garden, etc.

PRICE, FREEHOLD, 4,000 GUINEAS.

Might be Let Unfurnished or Furnished.

TRESIDDER & Co., 37, Albemarle St., W. 1. (13,674.)

SURREY & SUSSEX BORDERS

(2 miles station; excellent centre for golf and hunting).—A picturesque RESIDENCE OF CHARACTER, standing well back from the road, with lodge entrance, and containing Hall, 3 reception rooms and billiard room, 3 bathrooms, 11 bed and dressing rooms.

Electric light, Co.'s water, telephone, modern drainage.

Stabling for 7 (rooms over), garage, farmery.

Beautiful pleasure grounds with tennis lawns, kitchen garden, glasshouses, grassland, etc.; in all ABOUT 15 ACRES.

Intersected by trout stream with waterfall.

PRICE, FREEHOLD, £7,250.

TRESIDDER & Co., 37, Albemarle St., W. 1. (5556.)

100 GUINEAS PER ANNUM. £250 FOR FIXTURES.

SOMERSET (20 miles Bristol).—To be LET, Unfurnished, attractive RESIDENCE in excellent order.

Lounge hall, billiard, 3 reception, 11 bed, 2 bathrooms.

Electric light. Water by engine. Modern drainage.

Stables for 5, garage, man's bedroom; cottage. LOVELY GROUNDS, 2 tennis lawns, walled fruit, flower and vegetable gardens, conservatory, vinery, and greenhouse, orchard, and pastureland; hunting, golf. 13 ACRES.

TRESIDDER & Co., 37, Albemarle St., W. 1. (7390.)

40 ACRES. GEORGIAN RESIDENCE.

BISHOP STORTFORD & COLCHESTER (BETWEEN).

(1¼ hours London).—For SALE, delightful old HOUSE in miniature park, with two lodge entrances.

Lounge hall, billiard room and 3 reception, Bathroom, 14 bed and dressing rooms.

Electric light, central heating, independent hot water.

Excellent stabling, garages, farmery; small house, orchard, and pastureland.

TRESIDDER & Co., 37, Albemarle St., W. 1. (11,434.)

£2,500, FREEHOLD. GEORGIAN HOUSE.

WORTHING (4 miles).—A very attractive old RESIDENCE, with modern additions, in excellent repair.

Hall, 3 reception, 6 bedrooms, bathroom, etc.

Garage; charming gardens, including tennis lawn, kitchen garden, etc. Excellent centre for hunting and golf

TRESIDDER & Co., 37, Albemarle St., W. 1. (14,196.)

Inspected and strongly recommended.

3½ ACRES, OR PLEASURE FARM 80 ACRES.

50 MINS. LONDON (Healthy district only 8 miles coast yet easily accessible to London).—For SALE, a very attractive PROPERTY. Old-world House with modern improvements and conveniences, carriage drive.

4 *reception rooms, bathroom, 6 bedrooms.*

Co.'s water, acetylene gas; stabling, garage; excellent farmbuilding, pair of cottages, also detached cottage; land in good heart, all rich pasture excepting 20 acres arable.

£3,000 FOR THE HOUSE AND GROUNDS.

£7,500 FOR WHOLE.

TRESIDDER & Co., 37, Albemarle St., W. 1. (9364.)

Bargain price. Inspected and recommended.

G.W.R. (¾ hour London, near station; gravel soil).—For SALE, a very attractive modern RESIDENCE, of mellowed red brick; all modern conveniences; Drive with entrance lodge.

Hall, panelled billiard room with parquet floor, 4 reception rooms, 3 bathrooms, 13 bed and dressing rooms.

Electric light, central heating, Company's water and gas.

Modern drainage, stabling for 5, large garage, man's flat; inexpensive grounds, clipped yews, miniature park, specimen trees, tennis, croquet and other lawns, kitchen garden, glasshouses; in all about 12 acres.

TRESIDDER & Co., 37, Albemarle St., W. 1. (2169.)

ESTATE OFFICES, RUGBY.
132, HIGH STREET, OXFORD.

JAMES STYLES & WHITLOCK

LONDON, RUGBY, OXFORD AND BIRMINGHAM.

44, ST. JAMES' PLACE, LONDON, S.W. 1.
18, BENNETT'S HILL, BIRMINGHAM.

SOUTH WARWICKSHIRE.

WITHIN EASY REACH OF THE KENNELS.

TO BE SOLD, a compact small RESIDENTIAL AND FARMING PROPERTY of little over 200 ACRES, in one of the most favoured districts of the Warwickshire Hunt. The Residence contains central hall, three reception rooms, twelve bed and dressing rooms, bathroom (h. and c. water), etc.; electric light throughout from private installation, independent hot water service, telephone, and all conveniences. The grounds include two tennis lawns, ornamental garden, orchard, kitchen garden, etc. The farmlands include 150 acres of rich old pasture and the remainder easy-working arable. First-rate modern farmbuildings.

PRICE VERY MODERATE.

Details of JAMES STYLES & WHITLOCK. (L 3429.)

TWO MILES FROM CIRENCESTER.

TO BE SOLD, a compact RESIDENTIAL PROPERTY of moderate size, comprising the commodious old-fashioned Residence, containing hall, four reception rooms, eleven bed and dressing rooms, bathroom (h. and c.), two w.c.'s and good offices.

STONE-BUILT STABLING AND GARAGE, AND TWO COTTAGES.

The very pleasant old grounds are beautifully timbered, and there is an enclosure of meadowland; the total area being about SEVEN-AND-A-HALF ACRES.

Details of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1; also Rugby and Oxford. (L 3266.)

DEVON AND DORSET BORDERS.

TO BE SOLD, an historic PROPERTY that should particularly appeal to those interested in architecture and desirous of farming on a moderate scale (or the land could easily be let off). The Residence occupies a fine situation high up with good views. It dates from the XVth century, with particularly beautifully mullioned windows with a fair proportion of the original glass. As at present arranged, it contains hall, dining and drawing rooms, five bedrooms, bathroom and offices; but at a very moderate expense the magnificent great hall of the XVth century with wide carved stone fireplace could be converted to dining hall with three bedrooms and bathroom over, thus giving eight bed and dressing rooms. The land comprises just over 100 acres, practically all rich grass, sloping to the river, which provides fishing. Farmbuildings and modern cottage. PRICE VERY MODERATE.—Inspected by JAMES STYLES & WHITLOCK, 44, St. James' Place, S.W. 1. (L 2194.)

SOUTH OF BANBURY.

Near picturesque village and main line station.

A MODERATE-SIZED RESIDENTIAL PROPERTY of character in a delightful district, five miles from Banbury, 350ft. above sea level. The RESIDENCE is stone built and contains three good reception rooms, twelve bed and dressing rooms, two bathrooms and good offices; ELECTRIC LIGHT; stabling for five horses and garage; very pleasant old grounds, with tennis lawns, walled garden and paddock; in all about NINE ACRES. PRICE £4,500, or would be LET FOR HUNTING SEASON.—Inspected by JAMES STYLES & WHITLOCK, The Estate Offices, Rugby; 44, St. James' Place, S.W. 1; and Oxford. (L 3300.)

SURREY (LEATHERHEAD DISTRICT).

TO BE SOLD, a very charming old GEORGIAN RESIDENCE, standing in a convenient position within ten minutes' walk of the station and close to the golf links. The accommodation comprises hall, three reception rooms, six bedrooms, two bathrooms, etc.; every convenience, including Company's water, electric light, gas, modern drainage. There is a good garage to take a large car; well-matured gardens and grounds; the whole comprising about two-and-a-half acres. Price, Freehold, £2,750.

Details of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1; also Rugby and Oxford. (L 3487.)

ONE HOUR by MAIN LINE NORTH-WEST of LONDON

Hunting with the Whaddon Chase.

TO BE SOLD, a most comfortable old-fashioned RESIDENCE, standing in secluded grounds, well away from the road and approached by a lodge entrance. The House has been modernised at considerable cost in recent years and is in first-rate order throughout. It contains central hall, three reception rooms, billiard room, some sixteen bed and dressing rooms, two bathrooms and complete offices; electric light from private plant, adequate central heating, Company's water and gas. The stabling is suitable for a hunting establishment, including nine loose boxes, garage, etc. There is a secondary Residence of eight rooms now used as two cottages, but highly suitable as a Hunting Box. The pleasure grounds cover some five acres, and adjoining is an excellent grass farm with buildings and farmhouse; the whole Property comprising about

130 ACRES.

Photos. with JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1; also Rugby and Oxford. (L 3484.)

JAMES STYLES & WHITLOCK, 44, ST. JAMES' PLACE, LONDON, S.W. 1; RUGBY AND OXFORD.

CONSTABLE & MAUDE

AUCTIONEERS, LAND AGENTS AND SURVEYORS, 2, MOUNT STREET, W.1, and STOW-ON-THE-WOLD, GLOS.

Telephones: Grosvenor 1427 and 2716. Telegrams: "Audconslan, Audley, London."

UNPRECEDENTED BARGAIN.

WEST COUNTRY.—Exceedingly comfortable RESIDENCE, fitted with all modern improvements including electric light, central heating, and containing twelve bed, three bath, billiard and three reception rooms, lounge hall and capital offices; stabling, garage, lodge; outbuildings; lovely grounds, pasture and woodlands; in all about

140 ACRES.

FREEHOLD, ONLY £4,250.

Sole Agents, CONSTABLE & MAUDE, as above.

PRICE GREATLY REDUCED.

BERKS.

THIS CHARMING OLD MANOR HOUSE, near station, and within easy daily reach of Town, contains four reception, two bath, twelve bed and dressing rooms, and capital offices; stabling, garage, cottage, outbuildings; main water, gas and drainage, central heating, constant hot water.

MAGNIFICENTLY TIMBERED OLD PLEASURE GROUNDS,

including two tennis courts, croquet lawn, walled fruit and vegetable garden, etc., with the pasture and woodlands the area is about

SEVENTEEN ACRES.

Easy reach of three noted golf courses.

FOR SALE, with two-and-a-half acres or with seventeen acres.—Full details from the Sole Agents, CONSTABLE & MAUDE, 2, Mount Street, London, W. 1.

HUNTING, SHOOTING AND FISHING AVAILABLE.

SHROPSHIRE (occupying a choice position, standing in well-timbered park and commanding lovely views).—Charming GEORGIAN HOUSE, with 14 or 90 ACRES. Ten bed and dressing rooms, ample servants' accommodation, bath, four reception rooms and good offices; CENTRAL HEATING AND ACETYLENE GAS; stabling, garage and cottage; delightful grounds including tennis and other lawns, orchard, flower and kitchen garden, paddock, etc.

PRICE, FREEHOLD, with FOURTEEN ACRES,

ONLY £3,000.

Further particulars of the Agents, CONSTABLE and MAUDE, 2, Mount Street, W. 1.

BADMINTON HUNT.

WILTS.—Delightful old TUDOR STONE-BUILT RESIDENCE with stone-tiled roof, in charming position on outskirts of historical town, containing hall, billiard and three reception, four bath, twelve bed and dressing rooms, and capital offices. Electric light, central heating and all modern conveniences. Commodious stabling, garage, coach-house and rooms for man; two cottages; beautiful gardens and grounds; in all about

20 ACRES.

FOR SALE as a whole or with smaller area.

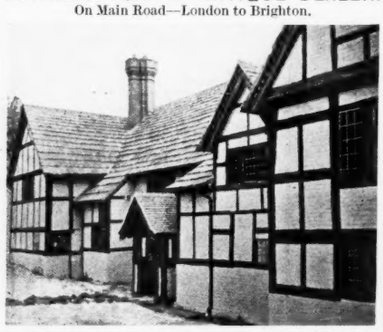
Full details from Sole Agents, CONSTABLE and MAUDE, 2, Mount Street, W. 1.

ROGERS, CHAPMAN & THOMAS

AUCTIONEERS, ESTATE, AND LAND AGENTS, 37, BRUTON STREET, W. 1. 'Phone: May. 2454 (2 lines). Also Westminster, Kensington, and Westgate-on-Sea, Kent.

SUITABLE FOR AN ANTIQUE DEALER.

On Main Road—London to Brighton.



A GENUINE OLD TUDOR RESIDENCE, dating from 1613, modernised and redecorated; gloriously placed amidst charming country and views.

Seven bed and dressing rooms, bathroom, two reception rooms.

ELECTRIC LIGHT. GARAGE.

Charming grounds; up to 35 ACRES can be purchased.

HARRODS Ltd.

Telegrams: "Estate, c/o Harrods, London." Branch Office: "West Byfleet."

62 & 64, BROMPTON ROAD, LONDON, S.W. 1
(OPPOSITE MESSRS. HARRODS LTD. MAIN PREMISES.)

Telephone No.: Western One (85 lines). Telephone: 149 Byfleet.

WINCHESTER DISTRICT

IN THE FAVOURITE DISTRICT CLOSE TO STATION AND BOUNDED BY A RIVER.



CHARMING FREEHOLD RESIDENCE
containing three reception rooms, eight bedrooms, bathroom and usual offices.

Independent hot water. CO.'S GAS AND WATER. MODERN DRAINAGE.

EXCEPTIONALLY PRETTY GROUNDS,
with tennis lawn, grass paths, excellent kitchen garden; in all
ABOUT TWO ACRES.

Bounded by the river.
GARAGE.

ONLY £3,000
FOR A QUICK SALE.



HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



WEST SUSSEX

PETWORTH AND MIDHURST (BETWEEN).

LOW PRICE FOR IMMEDIATE SALE.

DELIGHTFUL OLD-FASHIONED FREEHOLD RESIDENTIAL AND AGRICULTURAL PROPERTY, occupying a high and healthy position and commanding beautiful views.

The Residence contains hall, three reception rooms, eight bedrooms and usual offices; excellent water supply, modern sanitation; three cottages, garage, farmery, outbuildings.

BEAUTIFULLY MATURED GROUNDS,
including tennis and other pleasure lawns, kitchen garden, orchard, ornamental trees and shrubs, together with several enclosures of rich pasture and fertile arable land, the whole covering an area of
ABOUT 79 ACRES.

Inspected and strongly recommended by the Sole Agents, HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

DEVON

In a most charming and romantic position near a famous beauty spot. About half-a-mile from village, two from railway station and seven miles from two good towns.

GRANITE-BUILT RESIDENCE, standing high, commanding panoramic views.
Three reception rooms, seven bedrooms, two bathrooms, kitchen and good offices (including servants' sitting room).

GARAGE.

CO.'S WATER. ELECTRIC LIGHT. CENTRAL HEATING.
CERTIFIED DRAINAGE. CONSTANT HOT WATER SUPPLY.

DELIGHTFUL GARDENS AND GROUNDS
with tennis lawn, kitchen garden, and meadowland; in all
ABOUT SEVEN ACRES.

PRICE £3,850. OPEN TO OFFER.



Strongly recommended by HARRODS (LD.), 62-64, Brompton Road, S.W. 1.



MAGNIFICENT POSITION. HIGH UP WITH EXTENSIVE VIEWS.

GUILDFORD AND WOKING

(MIDWAY BETWEEN).

Near golf links and only 40 minutes from Waterloo.

SPLENDIDLY APPOINTED ARTISTIC RESIDENCE, containing, on two floors, six bedrooms, bathroom, lounge hall panelled in oak, three reception rooms, and good offices (h. and c. water laid on to all bedrooms).

ELECTRIC LIGHT. WATER. GRAVEL SOIL.

GARAGE AND ABOUT TWO ACRES OF GARDENS, ETC.

Tennis lawn, kitchen garden.

More land and cottage could be had, if desired.

HARRODS (LD.), 62-64, Brompton Road, S.W. 1.

(Advertisements continued on page xxiii.)

Telephone: Grosvenor 1440 (two lines).

WILSON & CO.

14, MOUNT STREET, LONDON, W.1; and at YEOVIL.

F. R. WILSON, F.S.I.
A. J. SOUTHERN, F.A.I.
G. H. NEWBERY, F.S.I., F.A.I.



OXFORDSHIRE

BEAUTIFUL AND HISTORIC MANSION with renowned gardens and surrounded by a grandly TIMBERED DEER PARK OF 250 ACRES.
Twenty-three bed and dressing rooms, four bathrooms, fine entrance hall, five reception and billiard rooms.

The House is in wonderful order, superbly appointed and decorated, original carved woodwork and mantelpieces; electric light, central heating.

FINELY TIMBERED OLD GARDENS. LAKE.
WALLED KITCHEN GARDEN.
Stabling. Garages. Cottages. Home farm.

FOR SALE WITH 700 ACRES.

Agents, WILSON & Co., 14, Mount Street, W. 1.



HAMPSHIRE

CHOICE ESTATE OF 110 ACRES with GENUINE JACOBEAN HOUSE; beautiful hall, fine suite of reception rooms, eighteen bed and dressing rooms, seven splendidly fitted bathrooms, modern offices.

Thousands of pounds have been spent on the place to bring it to its present state of perfection; electric light and central heating installed.

SUPERB OAK PANELLING AND STAIRCASE.
Stabling. Garage. Farmery. Cottages.
LOVELY OLD GARDENS AND PARKLANDS.

FOR SALE.

Agents, WILSON & Co., 14, Mount Street, W. 1.



SUSSEX

WITHIN FOUR MILES OF THE SOUTH COAST.

FINE RESIDENTIAL ESTATE, 210 ACRES, including a remarkably choice MODERN HOUSE by famous architect, occupying a picked position with wonderful views: 20 bedrooms, two bathrooms, five reception and billiard rooms.
ELECTRIC LIGHT. CENTRAL HEATING.
Stabling. Garages. Cottages.
USEFUL FARM
with capital house and buildings.
FINELY TIMBERED GARDENS, PARK and WOODS.

FOR SALE.

Agents, WILSON & Co., 14, Mount Street, W. 1.

SOUTH OF GUILDFORD ON SURREY HILLS



Amidst surroundings of unsurpassed beauty; high up on a southern slope with wonderful panoramic views; 30 miles from Hyde Park Corner.

BEAUTIFUL MODERN HOUSE, by a well-known architect. Handsomely appointed and in perfect order, with ELECTRIC LIGHT, CENTRAL HEATING AND TELEPHONE.
Fine lounge, three reception and billiard rooms, fourteen bedrooms, two bathrooms; stabling, garage, farmery, two cottages.
Finely timbered gardens, grass and woodlands.

30 ACRES.
FOR SALE AT A LOW PRICE.

Agents, WILSON & Co., 14, Mount Street, W. 1.

G.W. RY.

Fifteen miles from London, in a perfectly rural position; near golf links.

LUXURIOUSLY APPOINTED OLD-WORLD HOUSE.
In absolutely perfect order, replete with every convenience, beautifully decorated and fitted. Thousands of pounds recently spent in making the place perfect in every detail.

Delightful lounge hall, three reception rooms, seven bedrooms, FOUR BEAUTIFULLY FITTED BATHROOMS, servants' sitting room.
Electric light, central heating, telephone, Company's water and gas.
Garage, and many useful outbuildings.
DELIGHTFUL OLD GROUNDS OF

FOUR ACRES.

Bordered by a stream, *en-tout-cas* tennis court, kitchen garden, etc.

TO LET, UNFURNISHED.
PREMIUM REQUIRED FOR IMPROVEMENTS.
Sole Agents, WILSON & Co., 14, Mount Street, W. 1.

BEAUTIFUL REPLICA OF AN

OLD SUSSEX MANOR HOUSE



EASY REACH OF THE SOUTH DOWNS.

THE FASCINATING HOUSE contains fine oak panelling, old oak staircase, and beautiful open fireplaces; electric light, central heating; hall, three reception, ten bedrooms, three bathrooms; ample buildings, cottages, etc.; lovely gardens and farm; 100 ACRES.

FOR SALE, OR TO LET, FURNISHED.

Agents, WILSON & Co., 14, Mount Street, W. 1.

WONDERFUL BARGAIN.

HERTS

Half-an-hour from London. High up, near golf links.

WELL-APPOINTED MODERN HOUSE, up to date with heating, lighting, 'phone, etc.; four reception and billiard rooms, ten bedrooms, dressing rooms, two bathrooms.
Stabling. Garage for three cars.
LOVELY OLD GROUNDS OF TWO ACRES (paddock if required).

£3,950 FREEHOLD.

Agents, WILSON & Co., 14, Mount Street, W.1.

PRICE & CRYER

AUCTIONEERS AND LAND AGENTS,
3, BROAD STREET STATION, LONDON, E.C. 2.

An old-world village on the outskirts of the

CITY OF SALISBURY,

approached by carriage drive and avenue of trees.

AN OLD-FASHIONED FARMHOUSE, containing front and rear halls (37ft. by 9ft.), three reception (18ft. by 14ft., 18ft. 6in. by 12ft., 17ft. by 14ft.), seven bedrooms (18ft. by 18ft., 18ft. by 17ft. 6in., etc.), bathroom, kitchen (18ft. by 18ft.), storeroom (18ft. by 10ft.), extensive offices; inside sanitation; gas, electricity available; extensive farmbuildings and range of modern stabling, cottage; grounds of about three-and-a-half acres.

FREEHOLD, £2,500.

HUNTINGDON.

Close to station and open country.

ATTRACTIVE DETACHED RESIDENCE, partly ivy-clad, built 1863, redecorated eleven months ago. The accommodation: Three reception (25ft. by 18ft., 20ft. by 20ft., 15ft. by 15ft.), six bedrooms (largest 25ft. by 18ft.), attic, two bathrooms, kitchen and offices; Company's water, gas, telephone; garage, stabling for four; walled-in garden, tennis court, some fine old trees; boating and hunting.

FREEHOLD, £2,000 (OR OFFER).

HANKINSON & SON

ESTATE AGENTS, BOURNEMOUTH.

BETWEEN THE NEW FOREST AND THE HANTS COAST.



Occupying a high position and enjoying extensive views.

A VERY COMPLETE LITTLE ESTATE of 70 ACRES.

RESIDENCE with lounge hall, three reception, seven principal and three servants' bed, two bathrooms, shower (h. and c.); electric light, telephone; stabling, lodge, dairyman's house, and an excellent RANGE OF MODEL FARMBUILDINGS. £11,000, FREEHOLD, or would be divided.

MESSRS. BUCKLAND & SONS

4, BLOOMSBURY SQUARE, LONDON, W.C. 1,
and at WINDSOR and SLOUGH.
LAND AGENTS, SURVEYORS and AUCTIONEERS.
Telephone, Museum 472.

SLOUGH (Bucks). — Attractive well-built RESIDENCE, standing well back from the road, approached by a carriage drive, with lodge at entrance; containing four reception rooms, eleven bedrooms, two bathrooms; central heating, electric light, gas and Co.'s water, main drainage; stabling and garage; well-timbered grounds, including tennis lawn, rock garden, two walled-in kitchen gardens and paddock; in all three-and-a-half acres. Price, Freehold, £4,800. (Folio 2297.)

STOKE POGES (Bucks).—Charming RESIDENCE, adjoining and overlooking golf links, within easy reach of Town; porch entrance; containing two reception rooms, six bedrooms, bathroom; electric light, Co.'s water, telephone; garage; delightful pleasure grounds about one-and-a-half acres. Price £2,800. (Folio 2323.)

BURNHAM (Bucks). — Desirable Freehold RESIDENCE, containing spacious hall, four reception rooms, two staircases, seven principal bed and dressing rooms (all fitted lavatory basins), three servants' bedrooms, two bathrooms, domestic offices are shut off, servants' hall, etc.; electric light, Co.'s water, central heating; gardener's cottage, two heated garages, laundry, range of stables and sheds. The grounds are a feature and include triple tennis court, range of glasshouses, orchard and paddock; extending in all to eight acres. Price £7,500. (Folio 2307.)

For further particulars apply as above.

HAMPSHIRE AND SOUTHERN COUNTIES
including
SOUTHAMPTON AND NEW FOREST DISTRICTS.
WALLER & KING, F.A.I.,
ESTATE AGENTS,
THE AUCTION MART, SOUTHAMPTON.
Business Established over 100 years.

CRANLEIGH (Surrey).—Attractive COUNTRY RESIDENCE, standing in delightful grounds, flower garden, etc., of over an acre, within twelve minutes' walk of the station and walking distance of the public school; containing entrance hall, two large reception rooms, excellent offices, seven bedrooms, bath (h. and c.), W.C., linen cupboard, box room, etc.; Company's water, gas and main drainage; garage, greenhouse and other outbuildings Freehold, £3,000, with vacant possession.—Sole Agents WELLER, SON & GRINSTED, Estate Agents, Cranleigh (Tel. 5.)



FOR SALE, LUSTLEIGH (S. Devon).—Charming detached COUNTRY RESIDENCE, beautifully situated on borders of Dartmoor; magnificent views, south aspect; extensive grounds one-and-a-half acres. Three reception, six bedrooms, bathroom and good domestic offices; water supply, main drainage. Possession. Price £3,250.—Further particulars apply SMITH & SON, House Agents, 9, Strand, Torquay.

By direction of Capt. C. D. Leyland.

NORTH WEST NORTHUMBERLAND (fourteen miles from the market town of Rothbury, a railway terminus. Situate near the village of Harbottle, in the valley of the River Coquet, on the East border of the Cheviot Range). —AUCTION SALE of an unique sporting proposition, with early possession, "KIDLANDLEE HOUSE," standing 1,260ft. above sea level in the heart of the Cheviot Hills overlooking the valleys of the Rivers Alwin, Usway and Coquet, a beautifully situated commodious Shooting Lodge, with central heating, and a small Freehold Sheep Farm of 800 acres, with adjoining shooting over 11,000 acres, and trout fishing in three tributaries of the River Coquet. Mr. ROBERT DONKIN will offer the Kidland Estate of eight sheep farms, extending to over 12,000 acres, including the above attractive small Property, with its extensive sporting rights, for SALE by AUCTION, at Newcastle-upon-Tyne, on Monday, March 9th, 1925, within the County Hotel, at 2.30 p.m. Solicitors, Messrs. COOPER and JACKSON, 18, Market Street, Newcastle-upon-Tyne; Messrs. HARRISON & SONS, Welshpool. Land Agent, M. A. COATES, Esq., Haggerston Castle Estate Office, Beal, Northumberland. Sale particulars from the Auctioneer, Rothbury, Northumberland.

Telephone :
Grosvenor 2260 (2 lines).

COLLINS & COLLINS

LAND AND ESTATE AGENTS.

37, SOUTH AUDLEY STREET, GROSVENOR SQUARE, W. 1.

BY DIRECTION OF CAPTAIN MALDWIN DRUMMOND.

SOUTHAMPTON

WITHIN FIVE MILES BY WATER AND THIRTEEN MILES BY ROAD, ALSO ONE-AND-A-HALF HOURS' EXPRESS TO LONDON.

RIPE FOR IMMEDIATE DEVELOPMENT.

A PORTION OF

THE CADLAND ESTATE

comprising

THE MAGNIFICENT GEORGIAN RESIDENCE, RICHLY DECORATED AND APPOINTED.

35 BEDROOMS,
NINE OR TEN BATHROOMS,
EIGHT RECEPTION ROOMS,

ELECTRIC LIGHT,
CENTRAL HEATING,
MODERN SANITATION,

BEAUTIFUL GARDENS,
DELIGHTFUL VIEWS,
WELL PLANNED ACCOMMODATION.

STABLING FOR TEN. GARAGE FOR SEVEN.

THE VERY VALUABLE ESTATE
extending to
3,531 ACRES

IMMEDIATELY ADJOINING SOUTHAMPTON WATER AND WITH ACCESS THERETO BY THREE NATURAL CREEKS, OFFERING

A UNIQUE OPPORTUNITY FOR DEVELOPMENT

ON AN EXTENSIVE SCALE IN CONNECTION WITH SHIPPING, DOCK CONSTRUCTION, OR ANY LARGE INDUSTRY REQUIRING THE BEST SHIPPING FACILITIES.

There is also almost completed a

BRANCH LINE OF THE SOUTHERN RAILWAY CO. THROUGH THE ESTATE, THUS BRINGING A LARGE AREA OF RIPE BUILDING LAND INTO CLOSE TOUCH WITH

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The Southampton water mains pass through the Property. Attractive heathland suitable for the formation of a

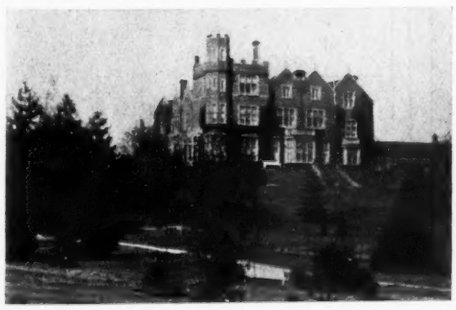
FINE GOLF COURSE.

NUMEROUS CHOICE SITES FOR SUPERIOR RESIDENCES CLOSE TO SPLENDID YACHTING WATER.

SEVENTEEN FARMS, PUBLIC HOUSES, PRIVATE RESIDENCES, SHOPS, 100 COTTAGES, AND 632 ACRES OF VALUABLE TIMBER.

TO BE SOLD BY PRIVATE TREATY AS A WHOLE.

Sole Agents, Messrs. COLLINS & COLLINS, 37, South Audley Street, Grosvenor Square, London, W. 1.



ADJOINING THE HEATH AND PINE WOODS.

20 MILES SOUTH OF LONDON

SOUTH ASPECT. MAGNIFICENT VIEWS.

MODERN RESIDENCE.

TWELVE BED AND DRESSING ROOMS, TWO BATHROOMS, OAK-PANELLED HALL, THREE RECEPTION ROOMS. CENTRAL HEATING. COMPANY'S WATER. MODERN SANITATION.

WELL-MATURED PLEASURE GROUNDS
HARD COURT, TENNIS LAWN.

MINIATURE PARK OF 50 ACRES.
Stabling, garage, cottages, etc.

WOULD BE SOLD WITH FOURTEEN ACRES.

Full details of Messrs. COLLINS & COLLINS. (Folio 12,787.)



SUSSEX

(Within easy reach of the Coast).

CHOICE RESIDENTIAL ESTATE.

500 ACRES.

HANDSOME MODERN RESIDENCE.

Sixteen bed and dressing rooms, four reception rooms, five bathrooms.

ELECTRIC LIGHT. CENTRAL HEATING.

MODERN SANITATION.

Stabling. Garage.

GOOD WATER SUPPLY.

HOME FARM.

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HIGHLY IMPORTANT SALE OF

VALUABLE FREEHOLD SHOP PROPERTY, ETC.,

occupying some of

THE FINEST TRADING POSITIONS IN THE CITY,

mostly let on short leases and yearly tenancies, thus affording the advantage of early possession, to well-known multiple firms and other excellent tenants at very inadequate rentals.

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THE BLOCK OF PREMISES IN MARKET PLACE

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SPA GARAGE, PARK STREET,

together with

SEVERAL COTTAGES, GARDENS, AND ACCOMMODATION LANDS, BUILDING SITES,

etc., in or adjacent to the City of Ripon, the whole producing an actual and estimated rental of approximately

PER £1,500 ANNUM.

MESSRS. DUNCAN B. GRAY & PARTNERS will offer the above for SALE by AUCTION, at the Unicorn Hotel, Ripon, on Thursday, February 5th, 1925, at 2.30 p.m. precisely (unless previously disposed of Privately).

Particulars and plans may be obtained of the Auctioneers at their Estate Offices, 129, Mount Street, Grosvenor Square, London, W. 1; 34, Coney Street, York; 4, Horsefair Street, Leicester; or from the Solicitors, Messrs. BIRCH, CULLIMORE & Co., Friars, Chester.

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MESSRS. DUNCAN B. GRAY & PARTNERS, of London, York and Leicester, will be VISITING the above towns on JANUARY 22nd and 23rd, and will be pleased to make APPOINTMENTS with LAND OWNERS and FARMERS wishing to DISPOSE of their PROPERTIES or to consult them on all matters appertaining thereto.

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AN EXTRAORDINARILY FINE BARGAIN.
ONLY £5,000, FREEHOLD.
ON THE SURREY HILLS.



Under 20 miles from London, close to station; over 600ft. above sea level, commanding magnificent views.

WONDERFULLY SECLUDED RESIDENCE and old matured grounds of TEN ACRES. House contains four reception, billiard room, twelve bedrooms, three dressing rooms, two bathrooms, etc.; entrance lodge, drive, garages, stabling; electric light, Company's water and gas, good drainage. Close to golf links.—Sole Agents, DUNCAN B. GRAY & PARTNERS, 129, Mount Street, Grosvenor Square, London, W. 1.



£250 PER ANNUM, NO PREMIUM.—Delightful old red brick Georgian HOUSE in LEATHERHEAD, SURREY, well surrounded by secluded gardens of about ONE-AND-A-HALF ACRES. Accommodation: Hall, four reception rooms (one panelled), eight bed and dressing rooms, two bathrooms, etc. Electric light, central heating, gas, water, main drainage. Garage and stabling.

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STUART HEPBURN & CO.

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SUSSEX (beautiful pine country, 350ft. up).—CHARMING OLD-FASHIONED RESIDENCE, (part 200 years old); two reception, six bedrooms, bath; etc.; ELECTRIC LIGHT, TELEPHONE; GARAGE; nice gardens, lawns, productive orchard and pastureland; in all 28 ACRES.

FOR SALE WITH IMMEDIATE POSSESSION



A CHARMING OLD TUDOR FARMHOUSE, restored in good taste, only two-and-a-half hours London. Lounge hall, two reception, loggia, maid's sitting room, eight bedrooms, bathroom, w.c.'s; TELEPHONE; GARAGE, outhouses; OAK BEAMS, OPEN FIREPLACES; old-world garden and paddocks; in all FOUR ACRES. Additional 50 ACRES LAND available if required.

PRICE £2,500, FREEHOLD.

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LAND AND ESTATE AGENTS,
37, CLARGES STREET, W. 1, and
32, HIGH STREET, WATFORD.
'Phones: Watford 688 and Grosvenor 1626.

BEDS-NORTHANTS BORDERS,
WITH FIVE-AND-A-HALF ACRES.

COMPACT LITTLE PROPERTY to be SOLD; six bed, bath, three reception; central heating, electric light. £2,750.

LEATHERHEAD DISTRICT.

TO BE SOLD at a bargain figure, GEORGIAN RESIDENCE in two-and-a-half acres; six bed, two bath, three reception; garage, etc. £2,750.

NEWBURY DISTRICT.

DELIGHTFUL LITTLE ESTATE of just over 100 acres to be SOLD with attractive House; eleven bed and dressing, two bath, cottage, stabling, etc.; electric light. Moderate price.

BERKHAMSTED DISTRICT.

TO BE SOLD, an attractive RESIDENCE, close to girls' school; six bed, three reception, bath, etc.; nice gardens. £2,250.

BEACONSFIELD—GERRARD'S CROSS.

TO BE LET, FURNISHED or might be SOLD, in this delightful district, a HOUSE of character, with eight bed, two bath, three reception; unique gardens. Inspected.

Telephone: Grosvenor 1257.

EWART, WELLS & CO., F.A.I.

11, BOLTON STREET, PICCADILLY, W.1.

ADJOINING A BERKS GOLF COURSE

AMIDST GLORIOUS COUNTRY.

Half-a-mile from station, approached by two long drives and lodge.



THE BEAUTIFULLY APPOINTED HOUSE contains two halls, three reception, thirteen bed and dressing, three bathrooms.

ELECTRIC LIGHT. CENTRAL HEATING.

Lavatory basins in bedrooms; fine old oak polished floors, etc.

Garage, stabling, three cottages; lovely gardens, paddocks and woods.

50 ACRES.

MODERATE PRICE.

Illustrated particulars of EWART, WELLS and Co., 11, Bolton Street, W. 1.

GEERING & COLYER

AUCTIONEERS, LAND AGENTS & VALUERS,
ASHFORD, KENT.
RYE, SUSSEX; HAWKHURST, KENT;
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KENT AND SUSSEX BORDERS.
One-and-a-half miles S.E. & C. Ry. Station.



THE ABOVE ATTRACTIVE GEORGIAN RESIDENCE; five principal bedrooms, three dressing rooms, three servants' bedrooms, bathroom, three reception rooms, complete offices; Company's water and gas; model farmery, bailiff's house, garage and stabling with cottage; pasture, orchard, woodland and gardens; in all 64 acres. Freehold, £6,000. Possession.—GEERING & COLYER, as above.

Telephones: Regent 6773 and 6774.

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ESTABLISHED NEARLY HALF A CENTURY.

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HERTS, NEAR BOXMOOR

Conveniently accessible to London. Formerly the home of a well-known author.



AN INTERESTING OLD-FASHIONED RESIDENCE, in a thoroughly good state of repair, and equipped with every modern requirement. Three reception rooms, billiard room, ten or twelve bedrooms, three bathrooms, convenient domestic offices; many absorbing features such as a fine old oak staircase, panelling, powder closets and secret cupboards.

ELECTRIC LIGHT. HOT WATER RADIATORS THROUGHOUT.

CO.'S WATER. TELEPHONE. MODERN DRAINAGE. Stabling, garage, cottages, etc.

FINE OLD GARDENS and well timbered park; in all about

51 ACRES (might be divided).

FOR SALE BY PRIVATE TREATY.

BUCKS

GLORIOUS POSITION ON THE CHILTERN HILLS.

(London, half-an-hour.)



CHARMING MODERN RESIDENCE, splendidly appointed, regardless of cost and in perfect condition.

Fine drawing room, dining room, and morning room, well-planned offices, seven bedrooms, two dressing rooms, two excellent bathrooms.

CENTRAL HEATING THROUGHOUT. CO.'S ELECTRIC LIGHT, GAS. MAIN WATER AND DRAINAGE. TELEPHONE.

EVERY REFINEMENT OF COMFORT AND CONVENIENCE.

Pretty gardens with tennis lawn, kitchen garden, etc., extending to about one acre.

FOR IMMEDIATE SALE AT A MODERATE FIGURE.

Just inspected and very strongly recommended.

CHISLEHURST

(25 minutes London.)

A HOME OF CHARACTER FOR A CITY MAN.

High altitude. Gravel soil. South aspect.

CHARMING MODERN RESIDENCE with accommodation entirely on two floors, nearly every room facing due South. The decoration is in good taste and will not need renewing for some years.

Three reception rooms, servants' hall, seven bed and two dressing rooms, two good bathrooms.

COMPANY'S ELECTRICITY. GAS AND WATER. MAIN DRAINAGE. TELEPHONE.

Entrance lodge. Stabling. Garage and men's rooms.

BEAUTIFULLY WOODED GARDENS of TWO ACRES,

with tennis lawn and large kitchen garden, one gardener sufficient.

FREEHOLD, £5,000.

Specially recommended from inspection.

Telephone: Grosvenor 1671.

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DIBBLIN & SMITH

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S.E. COAST.



WELL-BUILT HOUSE, easy to run; close to sea, station and golf.

Three reception, Billiard room, | Eight bedrooms, Two bathrooms.

Parquet flooring. Oak panelling.

ELECTRIC LIGHT AND GAS. CO.'S WATER.

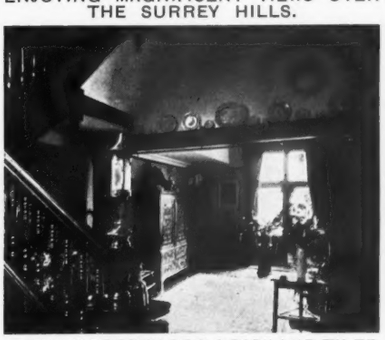
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Large garage with two rooms over.

£3,950, FREEHOLD.

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ENJOYING MAGNIFICENT VIEWS OVER THE SURREY HILLS.



REALLY PRETTY RED BRICK AND TILED HOUSE, in an unequalled position.

Panelled hall, Three reception, | Eight bedrooms, Two bathrooms.

CENTRAL HEATING. CO.'S WATER and LIGHTING.

Large garage with rooms over.

HIGH POSITION. S.E. ASPECT. GRAVEL SOIL.

MAGNIFICENT VIEWS.

Drive approach: tennis lawn, orchard, etc.

FOUR ACRES.

CONVENIENT FOR GOLF AND TOWN.

Apply to DIBBLIN & SMITH, as above.

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PICTURESQUE AND WELL-BUILT HOUSE, approached by drive with lodge entrance.

Hall, Three reception, Billiard room, | Eight principal bedrooms, Five servants' bedrooms, Bathroom.

CO.'S WATER AND GAS. S.E. ASPECT.

Well laid-out and beautifully timbered old-world gardens, including tennis lawn, walled-in kitchen garden, etc.

COTTAGES.

HUNTING. GOLF.

To be SOLD, Freehold, at the exceptionally low price of

£5,000.

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SURVEYORS AND LAND AGENTS,

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£140 PER ANNUM.

KENT (between Canterbury and Margate).—Charming ELIZABETHAN RESIDENCE, approached by carriage drive; seven bed and dressing rooms, bathroom and man's bedroom, panelled lounge hall, panelled dining room, smoking room, excellent domestic offices; dairy and orchard; capital structural and decorative repair.

£200 PER ANNUM.

GEORGIAN RESIDENCE having the following accommodation: Nine bed and dressing rooms, three reception rooms, two bathrooms and usual domestic offices; electric light and modern conveniences; three staff bedrooms; garage for four cars; well laid out grounds extending to THREE-AND-A-HALF ACRES.

£1,800.

HODDESDON (HERTS). — Compact Freehold RESIDENCE; seven bed and dressing rooms, three reception rooms, bathroom and usual domestic offices; matured garden; stable and garage; modern sanitation; Company's water and gas.

Further particulars of the above from the Agents, P. W. TALBOT & CO., who would be pleased to submit details of residential properties in all districts.

"HEATHFIELD," ADDINGTON HILLS, SURREY

Five minutes motor to East Croydon main line station and within 20 minutes of London by motor or train.



Accommodation: Outer and reception hall, combined drawing room, dining room, study, billiard room, two conservatories, ample kitchen and domestic offices, ten bedrooms, four bathrooms, two dressing rooms and also domestic bedroom accommodation. All in excellent decorative condition and repair.

MODERN DRAINAGE, and served with

GAS, WATER AND ELECTRICITY from Croydon.

PRICE, FREEHOLD, with garage, lodge, and ten acres,

£12,000

Land up to 200 acres available, farmbuildings if required.

For further particulars, plan, etc., apply RICHARD COSTAIN & SONS, LTD., Fitzalan House, Arundel Street, London, W.C. 2. Telephone Central 7981.

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HIGH UP WITH BEAUTIFUL VIEWS.

A PERFECTLY APPOINTED RESIDENCE, THOROUGHLY UP TO DATE AND IN EXCELLENT REPAIR.

LOW PRICE, £7,500, FREEHOLD, OR NEAR OFFER.



TO BE SOLD, this delightful RESIDENCE, replete with every modern convenience and commanding extensive sea and coastal views.

Thirteen bed and dressing rooms, three bathrooms, four reception rooms, complete domestic offices.

ELECTRIC LIGHT.
CENTRAL HEATING.
COMPANY'S GAS AND WATER
TELEPHONE.

Garage. Gardener's cottage.

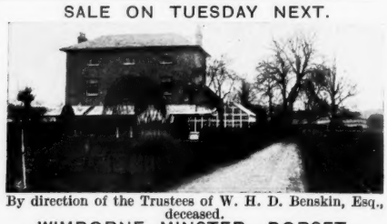
CHARMING GARDENS AND GROUNDS ;

the whole extending to about

NINE ACRES.

Full particulars of the Sole Agents, FOX & SONS, Land Agents, Bournemouth.

SALE ON TUESDAY NEXT.



By direction of the Trustees of W. H. D. Benskin, Esq., deceased.

WIMBORNE MINSTER, DORSET.

One mile from Wimborne Railway Station and Town, eight miles from Bournemouth.

FOX & SONS are favoured with instructions to offer for SALE by AUCTION, at the Crown Hotel, Wimborne, on Tuesday, January 20th, 1925, at 3 o'clock precisely (unless previously Sold privately), the comfortable old-fashioned Freehold COUNTRY RESIDENCE, "LEIGH HOUSE." Convenient position ; delightful open country. Seven bedrooms, dressing room, bathroom, entrance hall, three reception rooms, good domestic offices ; Company's water, excellent sanitation ; stabling, garage ; walled kitchen garden, tennis lawn. The whole extends to just over ONE ACRE. Vacant possession on completion.—Solicitors, Messrs. TRAILL, CASTLEMAN-SMITH and WILSON, Blandford, Dorset. Auctioneers, Messrs. FOX & SONS, Bournemouth and Southampton.



DORSET.

About three-quarters of a mile from the old-world town of Shaftesbury, and in the centre of a very sporting neighbourhood.

TO BE SOLD, the above charming Freehold RESIDENCE, occupying a beautiful position 650ft. up and commanding wonderful country views ; eight bedrooms, dressing room, bathroom, three reception rooms, billiard room, kitchen and complete offices ; garage for two cars ; Company's water, central heating, gas. The gardens which are beautifully laid out with flowering shrubs, etc., include rock garden, double tennis court, vegetable garden, etc., the whole extending to just over

TWO ACRES.

PRICE 5,000 GUINEAS, FREEHOLD (or near offer).
FOX & SONS, Land Agents, Bournemouth.

A HUGE BARGAIN AT £12,000, FREEHOLD.

A FINE ESTATE IN THE CENTRE OF A FIRST-CLASS HUNTING DISTRICT.

DORSET.

FIVE MILES FROM BLANDFORD.



A CHOICE RESIDENTIAL AND SPORTING ESTATE,

with genuine Queen Anne Mansion, standing in a richly timbered park.

30 bed and dressing rooms, three bathrooms, four reception rooms, billiard room, and complete domestic offices.

Electric light, modern drainage system.

Garage, stabling, three cottages, lodge ; walled kitchen gardens, tennis court, lawns, pleasure grounds ; the whole covering about

181 ACRES.

Excellent shooting over about

2,250 ACRES.

Full particulars of FOX & SONS, Land Agents, Bournemouth.

SPECULATOR'S BARGAIN. IN THE MIDLANDS.



FINE OLD STONE-BUILT MANSION, containing about nineteen bedrooms, two bathrooms, four reception rooms and complete offices.

ELECTRIC LIGHT PLANT.
EXCELLENT OUTBUILDINGS.
SMALL WELL-TIMBERED PARK.
HOME FARM AND ACCOMMODATION LANDS.

ABOUT 228 ACRES

in all, most of which is let off to excellent tenants.

A VERY LOW PRICE

will be accepted for the Freehold, including the whole of the timber, valuable Furniture, collection of pictures and the entire equipments of the House.

FOX & SONS, Land Agents, Bournemouth.

NEAR COAST. FINE POSITION.



SOUTH HAMPSHIRE.

Two-and-a-half miles from Lymington.

COMFORTABLE FREEHOLD COUNTRY RESIDENCE, situated in a good residential district in one of the most delightful parts of the county. Six bedrooms, dressing room, boudoir, bathroom, three reception rooms, servants' hall, kitchen and offices ; Company's water, perfect drainage, wired for electric light, telephone ; garage, outhouses, entrance lodge. MATURED PLEASURE AND KITCHEN GARDENS, orchard, two paddocks ; the whole covering an area of nearly THREE-AND-A-HALF ACRES. Price £3,200, Freehold.
FOX & SONS, Land Agents, Bournemouth.



HAMPSHIRE.

Twelve miles from Salisbury.

TO BE SOLD, an excellent small RESIDENTIAL ESTATE, with medium-sized House, facing south and containing fourteen bed and dressing rooms, two bathrooms, five reception rooms, kitchen and good offices ; stabling, small farmery, cottage, outbuildings ; the whole extends to about

52 ACRES,

which includes the gardens surrounding the House and some excellent pasture enclosures.

A VERY LOW PRICE would be taken for a quick Sale.
FOX & SONS, Land Agents, Bournemouth.

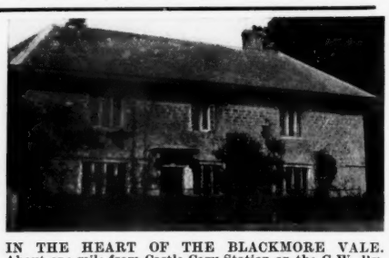


A HUGE BARGAIN.

Suitable as Private Residence, Hotel, School or Institution.

BETWEEN DERBY AND MATLOCK (three minutes' walk from railway station).—To be SOLD, this excellent Freehold PROPERTY, with substantially built Residence, containing nineteen bed and dressing rooms, three bathrooms, three reception rooms, billiard room, vestibule, kitchen and complete offices ; Company's gas, main drainage, telephone ; entrance lodge, garages, stabling, outbuildings. The pleasure grounds are planted with many specimens of ornamental trees and include tennis lawn, flower gardens and well-kept lawns, productive kitchen garden ; the whole extending to about NINE ACRES.

PRICE £2,700, FREEHOLD
FOX & SONS, Land Agents, Bournemouth.



IN THE HEART OF THE BLACKMORE VALE.

About one mile from Castle Cary Station on the G.W. Ry. main line.

FOR SALE, the above charming Freehold Tudor RESIDENCE, standing on a hill about 300ft. above sea level and containing all modern comforts. Eight bedrooms, dressing room, two bathrooms, three reception rooms, lounge hall, offices ; electric light, central heating, Company's water ; garage, stabling, outbuildings.

THE GARDENS, which are prettily laid out and matured, include lawns, herbaceous borders and flower beds, partly walled kitchen garden, valuable pasture orcharding ; the whole extending to about THREE-AND-A-HALF ACRES. PRICE £3,500, FREEHOLD.
FOX & SONS, Land Agents, Bournemouth.

Telegrams:
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Branch Office: "West Byfleet."

HARRODS Ltd.

62 & 64, BROMPTON ROAD, LONDON, S.W. 1.
(OPPOSITE MESSRS. HARRODS LTD. MAIN PREMISES.)

Telephone No.:
Western One (85 lines).
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ABOUT AN HOUR FROM TOWN.

BERKS

Under a mile from station; convenient for several golf links; nearly 250ft. up on light loam soil.

GEORGIAN STYLE RESIDENCE, in splendid order, with all principal rooms facing south, and containing

Outer and inner halls,
Four reception rooms,
Billiard room,
Two bathrooms,
Fourteen bed and dressing rooms,
Capital offices,
Own electric light,
Central heating,
Gas and water laid on,
Main drainage,
Garage for four. Stabling.
Two cottages.

Well planned and timbered gardens, two tennis lawns, croquet lawn, rose gardens, fruit and kitchen gardens, and paddock; in all between

SEVEN AND EIGHT ACRES.

HUNTING WITH THREE PACKS.

HARRODS (LD.), 62–64, Brompton Road, S.W. 1.



IDEAL SMALL PLEASURE AND POULTRY FARM.

KENT

NORTH DOWNS. ABOUT 500FT. UP.

Lovely position, about six miles from Wrotham, and ten miles from Sevenoaks.

OLD-FASHIONED COTTAGE-STYLE RESIDENCE, in excellent order, with wealth of old oak.

Two reception rooms, four bedrooms, bathroom, usual offices.
STABLING. GARAGE. CAPITAL FARMBUILDINGS.
MODERN DRAINAGE. CO.'S WATER.
PLEASURE GARDENS with orchard, rich pastureland; in all about

TEN ACRES. FREEHOLD, £2,750.

DEAD STOCK AT VALUATION. INSPECTED AND RECOMMENDED.
HARRODS (LD.), 62–64, Brompton Road, S.W. 1.



DUKE OF BEAUFORT'S

£1,650.

HALF-TIMBERED RESIDENCE (part 400 years old), convenient for station, and seven miles from delightful county town.

OAK CEILINGS, BEAMS AND RUNNERS ARE EXPOSED.

Hall, three reception, five bedrooms, kitchen, and offices, bathroom.

ELECTRIC LIGHT.

CO.'S WATER. SEPTIC TANK DRAINAGE.

INEXPENSIVE GARDEN.

LAWN. KITCHEN GARDEN. LARGE SHED.

HARRODS (LD.), 62–64, Brompton Road, S.W. 1.



ONLY £2,100, FREEHOLD.

SURREY

Just over half-an-hour from Town; convenient for several first-class golf courses.

PICTURESQUE AND WELL-BUILT COTTAGE RESIDENCE, on two floors only, in a good state of repair; convenient for station.

TWO RECEPTION, FOUR BEDROOMS, BATHROOM, KITCHEN, AND USUAL OFFICES.

BOX LOFT.

Company's gas and water, main drainage, electric light, central heating.
NICELY LAID-OUT GARDEN OF ABOUT

A QUARTER OF AN ACRE

IN FLOWER BEDS, KITCHEN GARDEN, ETC. SHED.
Further details of Messrs. BROWNE & GILL, of 48, London Wall, E.C. 2; and HARRODS (LD.), 62–64, Brompton Road, S.W. 1.

GREAT BARGAIN.

CHORLEY WOOD

GOLF.

FREEHOLD RESIDENCE FOR IMMEDIATE SALE.

VERY ATTRACTIVE RESIDENCE, standing high, yet within a few minutes of the station, shops, etc. Containing good hall, two good reception rooms, six bedrooms, bathroom, and usual offices.

GAS AND WATER LAID ON.

MODERN DRAINAGE.

ELECTRIC LIGHT AVAILABLE.

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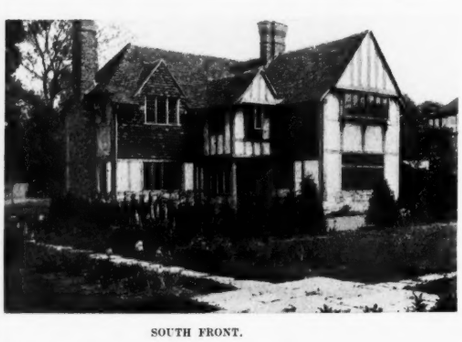
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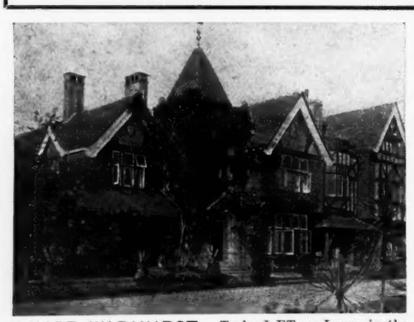
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WANTED, before May, COUNTRY HOUSE within 25 miles London, South preferred. Two or three reception rooms (one large), five or six bedrooms (one large), box-room, bath; old-world garden advantage; garage; electric light; cottage or lodge if possible. Medium price; rent or buy; also smaller House.—Mrs. SHELDIN, Cleeve Hill, Glos.

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COMPLETE BEDROOM SUITES, comprising large wardrobe, dressing chest, washing stand, etc., of very uncommon design in solid oak, from 7 guineas; MAHOGANY BEDROOM SUITES of Old English Style, 17 guineas; COMPLETE SUITES in Sheraton and Chippendale Style at 18 guineas; MAGNIFICENT SETS of rich satinwood and silver ash, black and gold lacquer of Chinese taste, French Louis XV., lacquered and gilt, up to 700 guineas.

THE COLLECTION of DINING ROOM FURNITURE and EFFECTS comprises some choice suites in styles of Queen Anne, William and Mary, Elizabethan, Charles II., Chippendale, Hepplewhite, Adams, and Sheraton; a rare old oak dresser being offered for £25, with a very unusual Charles II. style old trestle table, 14 guineas; six rare old chairs to go with the remainder at £3 15s. each; old refectory table, 10 guineas; an old 10ft. long oak trestle table, stated to have originally come from French Monastery, and many other rare oak pieces.

A COMPLETE MODERN DINING ROOM SET of JACOBEAN DESIGN, INCLUDING BUFFET SIDEBOARD, CHAIRS and DINING TABLE, offered at 15 guineas; COMPLETE SET in CHIPPENDALE STYLE, including sideboard, dining chairs and dining table offered at 30 guineas; COMPLETE SET in SHERATON STYLE including sideboard, set of dining chairs and dining table, offered at 37 guineas.

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Full particulars apply
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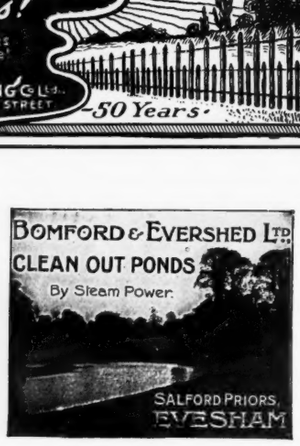
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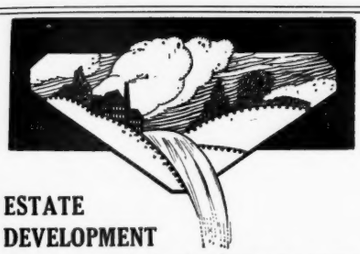


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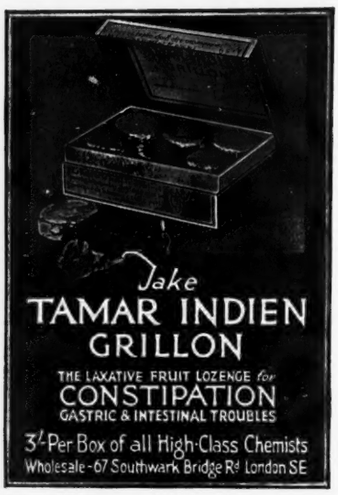


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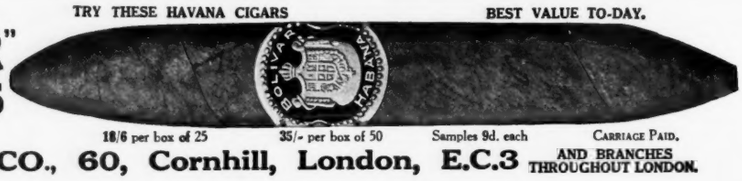
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Sept. 15, 1924



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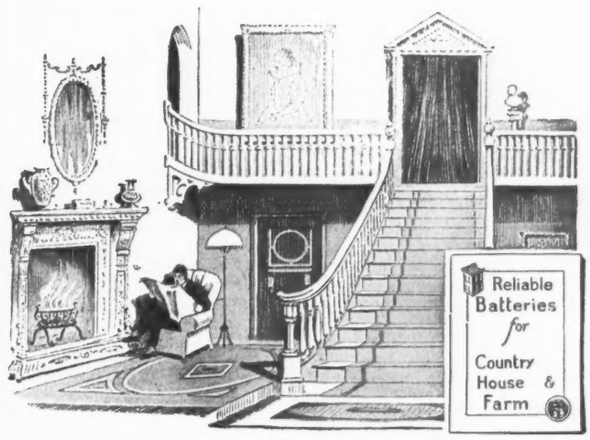
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EDITORIAL NOTICE

The Editor will be glad to consider any MSS., photographs, and sketches submitted to him, if accompanied by stamped addressed envelope for return, if unsuitable.

COUNTRY LIFE *undertakes no responsibility for loss or injury to such MSS., photographs or sketches, and only publication in* COUNTRY LIFE *can be taken as evidence of acceptance.*

Farm Workers and the Conference

MR. EDWARD MOORE is not finding it easy to arrange the conference of all concerned with agriculture for the purpose of finding a policy that will improve the outlook and income of those engaged in working in any capacity for the oldest industry. First, a display of reluctance was made by the farmers, and no sooner was that overcome than the labourers began to show an equal shyness. Their explanation is that they would be in a hopeless minority, as the farmers and owners would always be in a position to outvote them. Partly, no doubt, this reluctance is due to a wrong conception of the nature of the projected body. Votes would give a valuable clue to the attitude of those who voted, but would exercise no decisive influence on legislation. In forming the committee, the Minister is only putting out a feeler and asking advice as to the formulation of a policy that would get agriculture over the enormous difficulties confronting it. The workers contend that, to make the Conference truly represent that section of the people engaged in agriculture, town allotment holders should be brought in, so that the ultimate constitution of the Committee would be six landowners, six farmers, six farm labourers and six allotment-holders. It is not an unreasonable demand. Town allotment-holders were created to meet the exigencies of war; and when called upon they displayed considerable aptitude and skill, in many cases making the earth produce crops where cultivation had not been previously attempted. Most of them are in small businesses where each has to shift for himself, and, on the whole, it is pretty certain that they would bring to the council table more originality and independence of thought than the ordinary agricultural labourer. For these reasons the Minister of Agriculture would probably choose the better course in accepting the suggestion that six town allotment-holders should be brought into the Conference.

It would be impolitic as well as unfair to blame the manual worker for being wary about committing himself. He has had no previous experience of a movement standing clear of ancient class ambitions and prejudices. There is greatly needed a propaganda to make him aware of the real situation, which is that this country cannot now afford to pay for its imports with exports. Our policy must perforce be that of buying less food abroad and producing far more at home. The way to begin is for him who owns or hires even a small garden to grow as much as he can for the sustenance of his household. He may be able to have a pig ready for killing every six months. That would provide him with about 2½lb. of bacon for every week in the year, a liberal allowance for the average family. No great difficulty should be experienced in obtaining the summer food from the allotment. If there were facilities for keeping hens, goats, rabbits, other problems of breeding and disposal would arise. Suppose they were discussed from a purely selfish point of view, the interest would be all the keener. God helps those who help themselves, and, indeed, they are worth helping, since each prosperous member adds to the prosperity of the community. Those, like the town allotment-holders, who have shown their love of the land and of rural occupations, possess the stuff out of which a new kind of agriculture is very likely to come, one that will dissipate the foolish idea that towns like those we have in Great Britain cannot be fed by home produce, but have to buy from some dozen or more foreign communities who pay no taxes to us and buy none of our products.

This is a policy to be acted upon and not for argument on paper. Yet it also, though in miniature, is part of the larger programme. It is built on facts known to all. There is not the slightest reason why we should continue to buy enormous quantities of beef and bacon, of eggs and poultry, of butter and cheese, from abroad when they can all be obtained from our own farms. Were the change to be made, it would produce an enormous enlargement of the horizon of farm labourers. Anyone of ordinary perception can see that the change would benefit greatly the present wage-earners, in the first place by widening the scope of employment, in the second by increasing the facilities for passing out of the servant class into that of the producer, buyer and seller. It would act as an encouragement to co-operation—to which it would soon become a chief support. Moreover, it is bound to bring the various classes together: old and bitter causes of controversy would lose their intensity because we should be all in the same boat. Above all, there would be an easy passage from service to mastership for those who are worthy of the promotion.

It is generally agreed, and cannot too often be repeated, that every increase in the number of men owning land, even if it be only a small portion, adds to the stability of the country. Besides, under intelligent and industrious managers the little tends to become greater. It is the foundation that matters.

Our Frontispiece

OUR frontispiece this week is a new portrait of Lady Anne Cavendish-Bentinck, who is the elder daughter of the Marquess and Marchioness of Titchfield, and was born in 1916.

*** *It is particularly requested that no permission to photograph houses, gardens and livestock on behalf of* COUNTRY LIFE *be granted, except when direct application is made from the offices of the paper.*



COUNTRY NOTES

THE resignation of Mr. Hughes robs American public life of its most outstanding figure. During recent years he has been the power behind the throne. Endowed with a clear, direct mind, great knowledge and remarkable oratorical gifts of a practical type, he is a considerable person. With Earl Balfour he shares the palms awarded for the Washington Conference, the success of which was largely due to his skill and patience. Welsh by parentage, he is a loyal friend of Britain and has done more than any other American to bring about friendly relations between the two countries. Notwithstanding his success, he is probably one of the disappointed—the Presidency was within his grasp but he missed it. Now he is returning to his legal work. He is succeeded by Mr. Kellogg, now American Ambassador in London, another able American lawyer of great experience in International affairs and a most charming man.

THE great public of Great Britain reveals its generosity in the very best light when an appeal is made to it such as that for the restoration of Christopher Wren's masterpiece, St. Paul's Cathedral. It is a public that demands assurance of the worthiness of the object, but when convinced of that there is no end to the liberality of the rich of this country. Happily, in this case there should be no question of the goodness of the cause. St. Paul's Cathedral is a church of which any nation in the world would be proud. It is admittedly the finest building in the world done by one man. In the building of other great places of worship there has been a board of advisers or co-operators. Christopher Wren wrote of it and talked of it as "my church of St. Paul's." He had good reason for the pride that was in him, and he would be prouder still if to-day it were possible for him to see the long lists of contributions to the fund. These have been on a very high scale indeed, and it is with special pride that we refer to the princely subscriptions handed in from the great London newspapers.

THE BISHOP OF GLOUCESTER has more than held his own against those who criticised his previous letter on the decrease of the white population in the Empire. His theme is, in brief, that in the history of the world civilisations have tended to die out after a certain stage was reached. The reasons he does not go into, probably assuming that most people know them. They are, first, that an over-civilised people tend to pay more attention to amusements and brain culture than to those hardy pursuits which they must follow when making their position in the world. The lives of the civilisations of the past might be summarised as, first, the development of a fighting power who made room for itself by clearing out the less capable, then its commercialisation, when the hoarding of wealth became a passion, and, lastly, the decay of the sturdy early qualities. Examples to prove this might be taken from the Bishop's new letter. He substantiates what he said about Canada, that the immigrants did not add to the population because these did not breed children. He quotes a remark of the Chinese Consul who made a tour through Australia in 1914: "I saw more trees than men. The Almighty gave Australia to the Australians, and they could not use it, so He took it away from them and gave it to the English. If the English do not use it, He will doubtless take it away from them." Prevention is better than cure, and those who read these criticisms of the race would do well to take them more seriously.

LAST Sunday it was scarcely possible for those who spent their week-end twenty miles or so out of London to believe that the newspaper writers were not making lugubrious fun when they described the dull horrors of fog that had descended on the town. For even at that small distance from London the winter day was perfect—ice glittering on road and pond, the ploughed fields very dark where the water had been, the great elms, denuded of their foliage, tall and slim and almost as graceful as poplars, brown beeches a wilderness of slender twigs, and oaks towering bold and straight into the firmament. With it all was the very pleasant clamour of birds. Robins, especially, sang as we expect them to sing after a good breakfast. They seemed to be happiest when mounted on any bare stake that reached a height of six or seven feet. The woodpigeon raised his lamenting request, "Take two coos Paddy," just as if it were March instead of January. On the highest of the bare trees the minstrel thrush fluted. Great flocks of starlings rose from the pastures with a noise like a rushing, mighty wind, and some left the main flock and settled on the tiles and chimneys, the while fluting their chittering love ditties. So did the rooks, which were very busy renovating their nests in the rookery. It was a perfect day, without any sign of fog, unless it were a silvery veil that lent magic to the trees and appeared to hold up the firmament.

THE STOAT DANCE.

Salome, once upon a time,
Danced as a prelude to a crime;
And so the Stoat, on evil bent,
Lances, with murderous intent,
And cunning worthy of a Thug,
The Fox-trot and the Bunny-hug.
And all the while the Bunny sits,
With bulging eyes and puzzled wits,
In wonder what the Thug may be
That whirls about with elfish glee,
Nearer it comes, he holds his breath—
The vision is the Dance of Death!

F. C. G.

THE recollection of a slight incident leads to a striking comparison. When Sir William Garstin had completed or was about to complete his great work, the barrage at Assouan, he dropped into the office of COUNTRY LIFE to tell of a remarkable feat he had achieved. He had been able to obtain, in the country adjacent to the Upper Nile, photographs of the wild elephant. Whether these were actually the first of the kind or not, we do not remember, but a comparison between them and the results achieved to-day tell as words could not do of the advance of this fascinating kind of art. The animals in these early, if not earliest, attempts could be determined as elephants, but that was the most one could say about them. For once, distance did not lend enchantment to the view. How different to-day, when the great forehead of the wild elephant is photographed close up to the owner of the camera. We meant to use the word "good-humoured" to describe the elephantine physiognomy, but memory checks the pen for he who took the pictures, Mr. Maxwell, in point of fact, had told us the beast was just going to charge when the picture was taken.

WE hope that the reluctance of the workers to go into the agricultural conference, which is the subject of to-day's Leader, will disappear on further consideration.

The workers have much to gain and nothing whatever to lose by taking part in the conference. Probably that does not touch on the reason for abstention. The fact is that the two associations into which farm workers are divided do not pull together, and one is, rather, credited with being too jealous of the other. We would beg of them to lay these feelings aside. They do not carry anything "forrader," and, on the other hand, the agricultural labourer has much to hope for from this conference. Mr. Walker, a well known leader of agricultural labour, does not seem to be thinking very clearly on the subject. He talks as though some issue were to be decided by votes, and as if Labour formed one side of the house, so to speak, and the other was filled with owners and tenants. This is not the case. The conference is being called not to decide any question, but to submit to the Government suggestions as to the remedies that may be applied to the present disabilities of agriculture.

IT is welcome news that a consignment of pedigree live-stock will be on its way to Peru before these words are read. The Peruvian Government first became alive to the importance of agriculture after the war. They, in 1921, set up a model sheep farm at Chiquibambilla for the purpose of improving the native breed and increasing the production of wool by crossing them with Southdowns, Suffolks, Hampshires and Shropshires. The experiment was no failure, and hence the new purchase, which includes a hundred and fifty sheep, two pedigree bulls, five pigs and five dogs. The sheep are Hampshire rams and ewes from the flock of Major Jervoise of Basingstoke, Southdowns from the flock of Mr. B. J. Dare of Arundel, Hampshires from Mr. Bishop's flock at Pendley, and Southdowns from Lady Ludlow's flock. A few Dorset Horns are also included, in the hope that their white wool will enable them to cross well with the Peruvian merino. The pigs are Large Blacks from Sir Henry Hall, with boars of the same breed from Mr. James Beaton. A Berkshire boar has been purchased from Mr. Hart of Reading. Among the cattle are an Ayrshire bull from the well known herd of Mr. James Howie, a Shorthorn bull from the equally well known herd of Sir Richard Cooper. Among the dogs is Sweep by Laddie, a well known winner at the International Sheep Dog Trials. The consignment is travelling under the care of three expert Scottish shepherds.

MR. E. G. BOULENGER, in his presidential address to the British Aquarium Society, spoke very hopefully of the New Aquarium. The difficulty of obtaining fish to stock it seemed to loom heavily at the beginning, but unexpected success has been achieved. The Aquarium has already become too small; Mr. Boulenger says that, if it were twice the size, they could fill every tank. The next enterprise in which the Aquarium is going to engage is the preparation of a tropical room. The temperature ought to be about 80 degrees, but there is very great difficulty in doing this when a huge number of visitors are huddled together in the room. The tropical room about to be built is a small one, where proper conditions can be maintained. The Aquarium has been a great attraction to visitors, who seem to have been very much interested: though the interest occasionally took an odd form, as in the case of a very famous general, who enquired at every tank: "Are these fish edible?" He looked at them all from a purely gastronomical point of view!

MOST of those who are table-wise, we imagine, think twice before accepting an offer of potted shrimps; and he would not have to think twice who had in mind a decision given on Friday last, when the magistrate imposed a fine of five guineas on two fishmongers of Manby for selling pickled shrimps "preserved" with a 0.85 adulteration of boric acid. The decision is in accordance with the finding of the Departmental Committee's Report issued last year, wherein it was suggested that the use of boric acid should be wholly prohibited. The shrimping trade asked that 0.75 should be allowed, but the committee did not agree, as the effect of boric acid is cumulative. Mr. Houldsworth, maker of the food, contended that the amount used was absolutely necessary to keep the shrimps fit for eating. In answer to that, the magistrate asked the public to note the evidence that potted shrimps decompose very rapidly, and ended with pointing the moral that whosoever setteth his heart on potted shrimps should take heed that he gets them early. The thoughts of the great public will travel farther as they think of the boric acid they have consumed in milk and butter and cheese as well as in fish, while imagination piles up the dimensions of their "cumulative effect."

THE Traffic Advisory Committee, presided over by Sir Henry Maybury, has taken a first step towards the introduction of order into the chaos of London traffic. It has scheduled over a hundred and fifty streets as congested, and we presume the next step will take the shape of some new regulation. The much talked of one-way routes do not look quite so promising as they did from a distance. Shopkeepers, at any rate, have come to the conclusion that it would not be good for business if all the traffic approached from one direction, the passengers going back another way. The fact is that nothing can possibly relieve the traffic except the device of making more room for it. Widening the streets so as to make them satisfactory avenues for all the huge crowd that passes along in great omnibuses would be hopelessly expensive, but it would not cost so much to make parallel routes which would effectively relieve the traffic. For example, how easy would it be to relieve the Strand by enlarging and widening out the various streets that run parallel with it. York Street, Tavistock Street, Maiden Lane and Chandos Street could be used to relieve the traffic in the Strand at comparatively little expense, as only one or two buildings would have to be put back. We cite this simply as an example of what might be done in other parts of London.

THROUGH A COTTAGE WINDOW.

Brown shadows round her head,
In her hand the brown wools turn,
Her eyes, of darker hue, rest now and then
Upon the logs that burn.
Her son, beside the window, sees
The pale light still
Rest on the ploughed lands of his work
Upon the hill.
What thoughts of theirs unfold
As the Autumn leaves blow by,
Grief or contentment stir within their hearts
To hear the night winds sigh?

The brown walls guard them from the wind-swept crest
And at the last, the earth shall grant to them
Her deeper rest.

MARJORIE KENNEDY-ERSKINE.

WILDFOWLERS are probably the only people who have enjoyed the floods. Wigeon and mallard are more plentiful inland than for several years. One or two sharp frosts are all that are needed to make this winter an ideal one for the man whose delight is in a foray under the moon or the feeble light of the stars at dawn. Most of the mallard on the coast are of the small long-billed hardy type known to old fowlers as "Dutchmen," but inland the stocks of home-bred mallard and teal are remarkably good. "Dutchmen" are coastal feeders, and are much inferior, from the edible point of view, to the home-bred bird. It is they who often give the mallard the undeserved reputation of being fishy. Pink-feet geese are present on the north Norfolk and Essex coasts in large numbers owing, no doubt, to the mild and open autumn, but brent geese, greylags and white-fronted geese have not yet arrived in any appreciable numbers. On the other hand, many wild swans, sheld-ducks, pochards and scaup have arrived from the Continent. Probably the most interesting visitor of the season was a spoonbill, which was seen not

long since on the Blyth Sand in the Thames estuary. It escaped molestation, and has since left the vicinity.

THE trade increase for 1924 would have been more hopeful if there had not been such a discrepancy between the respective values of imports and exports. Roughly speaking, we bought to the extent of 344 million pounds more than we sold. Two features stand out: the splendid increase in cotton exports, which reached a total of £199,297,021, or within a fraction of £22,000,000 better than in 1923. The increase in December alone was £4,304,089. Against this has to be placed the serious falling off in the value of coal exports, which, for the year, amounted to £27,767,000. Another ominous aspect of the import figures is that we bought more food, drink and tobacco, the figures in millions being £572 as against £508 in 1923. We also increased our bills for manufactured goods, and, unfortunately, the value of the raw materials imported was only £106,488,676 as against £130,815,847. A very little thought will be sufficient to show the least intelligent that we are receiving more imports than we can afford.

BEFORE these words appear in print the third Test Match will have begun at Adelaide, and we shall once more be struggling for early editions wishing our men good luck, and praying more especially that they may have won the toss. Meanwhile, the second match which ended at Melbourne last week will be for ever memorable for its vast scoring, its dour fighting and, above everything else, for Sutcliffe's achievement. The end was disappointing. We went to bed on Wednesday full of hope, with but a little over a hundred to get and five good men to get them, and woke up with very blank faces to find ourselves beaten by 81 runs. Still, it was a great fight, and we can at least say, with the humility that is due from us, that our cricket is on the mend, and that, if we can do no more, we can give the Australians a hard run for it. There are several fine batsmen on our side from whom a worthy achievement is now overdue. It is all uncommonly exciting cricket, as seen by cablegram. Whether it is quite as exciting as actually seen we cannot judge, but we cannot help feeling that a system is scarcely perfect which encourages a strong batting side on a "plumb" wicket to spend a whole day in making two hundred runs.

THE STEEL HOUSE

THE article on the steel house which was published in the issue of COUNTRY LIFE for January 3rd has brought us a flood of correspondence. It is impossible to deal individually with the numerous letters, and we propose, therefore, to deal with them collectively in the following article.

Our correspondents resolve themselves into two classes—those who feel, as we do, that the appearance of a house is a matter of very material concern, and those who think that appearance is quite immaterial so long as houses are forthcoming. This is a matter which, within the past week or so, has been brought very prominently before the notice of the public, not least by the broadcasting of an admirable speech by Lord Weir from Glasgow.

We would desire, at this stage, to make our own position quite clear. We realise the existing housing shortage, and the co-related shortage of skilled building trades labour, and we fully appreciate the view of those who have cast about for methods of construction alternative to those in common use, and have finally adopted the steel house as the most promising expedient; but, however grave the urgency of housing, we are of opinion that the factory-made steel house should not be allowed to be dispersed all over the country until judgment can be passed on the specimen houses which are to be erected in the immediate future. It is just as easy to build a decent-looking house as an ugly one, and decent-looking houses are a matter of equal concern to those who have to look at them as to those who have to live in them. The very fact that the steel house can be turned out by mass production, and can be erected so quickly, gives occasion, we think, to pause before it is rushed through as a sort of panic house, leaving us, perhaps, in the end with untold numbers of unseemly dwellings on town and country sites throughout the kingdom.

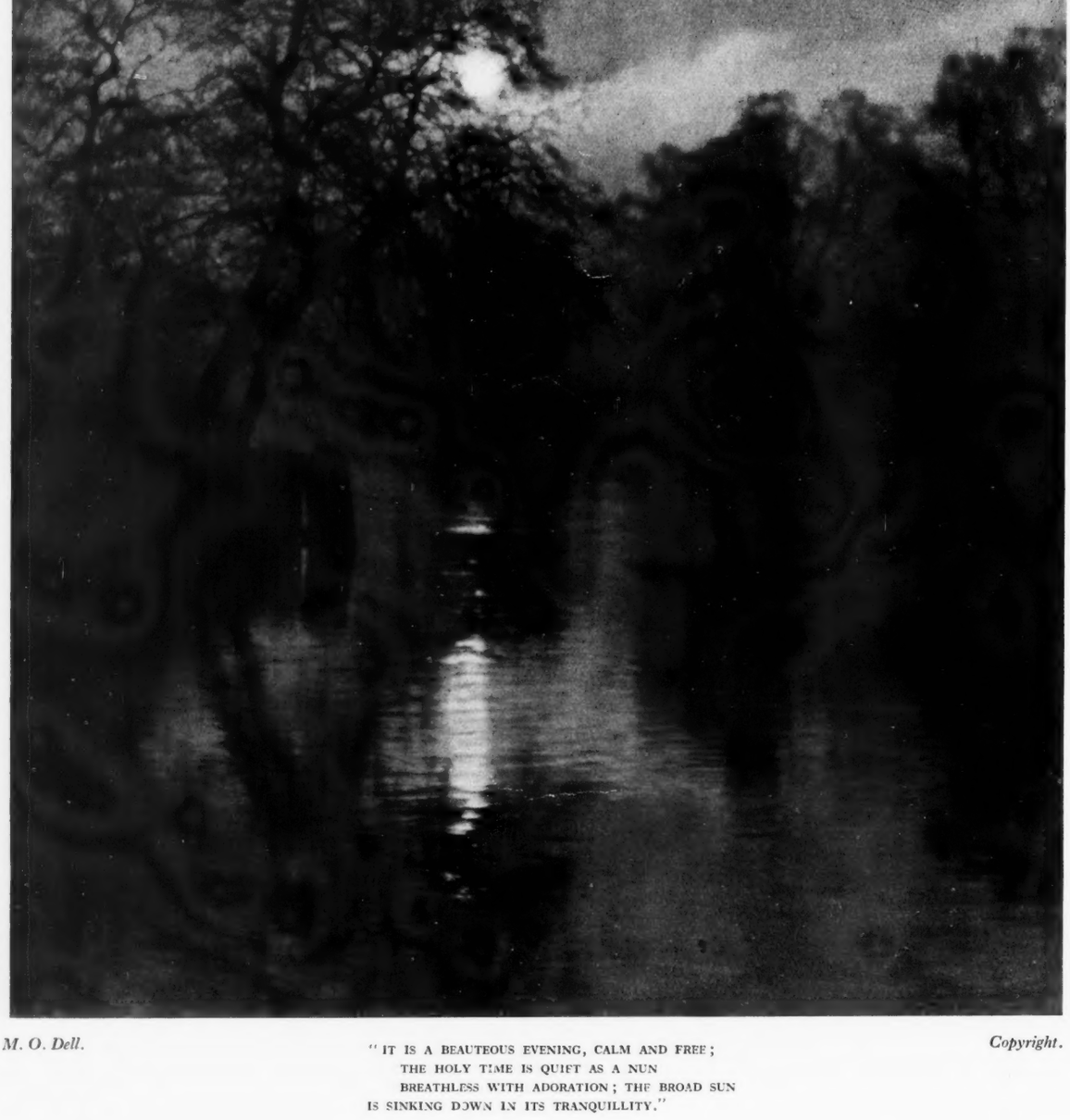
In our first article we criticised adversely specimens of the steel house of bungalow form, one of these being Lord Weir's type. It must not be thought, however, that we hold any unfriendly views concerning the proposals which Lord Weir has put forward after much serious thought, both from the individual standpoint of the engineering trades and from the larger viewpoint of national needs; on the contrary, we would give support to everyone who can find some sort of solution for the baffling problem of housing; but we hold that it must be done in a way that gives us houses of good design. The steel bungalows which have been illustrated in our pages are not, in our opinion, satisfactory, and they fall short of the general standard of house design which has been so fortunately maintained by the best of the housing schemes carried out since the war.

In passing we should say that it is not the bungalow form but the two-storey dwelling which the steel house should follow. With brick and other ordinary forms of building it has been proved that a bungalow costs more than a two-storey house of equivalent accommodation, and in addition to this there is the matter of road and paving charges which, on urban sites, can be a formidable factor—so much so, we believe, that in many places it is found undesirable to exceed a frontage of 18ft. or 20ft. per house. Lord Weir, it is stated, has proposals in hand for a two-storey steel house, but they do not appear yet to have materialised, though another skilful engineer in the Midlands has actually produced an all-steel house of this character.

It is a commonplace of housing that where cost has to be cut down to a minimum the simplest possible general form is imperative, and in the bulk of cases this form is an oblong with an unbroken roof. There is consequently all the greater need for the most careful consideration of proportions, both as applied to the general form of the house and to its individual features. The lines of a window, the pitch of a roof, even the size and shape of tiles—all these are details of vital importance and may spell the difference between beauty and ugliness. The steel houses so far put forward are open to considerable criticism in these respects, and especially in regard to their roof treatment. We cannot here depart from the forms which have been shown to be so satisfactory in the past; for instance, a roof of flat sheets of steel, however weathertight it may be, is not pleasing to the eye, and it ought not to be beyond the wit of the protagonists of the steel house to give their roofs a satisfactory form—possibly by the use of some sort of pantile of metal or asbestos. (Of the former there is a new form which has come to us from America, and of the latter there is available an admirable russet-brown variety.)

So far the steel house has scarcely emerged from the engineering works which have been its birthplace. Its merits and defects can only be fully realised when the houses are set up and finished (as they are going to be) on ordinary building sites. In due course, when they are thus set up, we shall take occasion to consider them afresh.

Lord Weir has made a particular point that these houses have been produced not with the idea of taking the place of ordinary building methods, but purely as a supplementary means; that they do not draw upon the skilled labour which is already so disastrously short in the building trades, but upon unskilled labour. Thereby a controversy arises with the building trade unions. Into this controversy we have not space now to enter. We would again emphasise, however, our opinion that the unions in this matter are acting in a very shortsighted way, and one which is not only harmful to their own interests as artisans, but also prejudicial to the interests of the many thousands of families of their own class who are so sadly needing houses. It is our opinion that if only the unions would agree to dilution, and render available the very great amount of unskilled labour which is at hand, a tremendous development could be made with the common methods of construction in use to-day—in particular with brick-building. Scores of alternative methods of construction have been put forward in recent years, and the Ministry of Health has showered its blessing wholesale over them, but the plain fact remains that it is generally found that a brick house is cheaper than, and certainly as satisfactory as, any other; and if only the unions would work for, instead of against, a larger housing output, we think that brick house-building would give us all the houses that are needed.



M. O. Dell. *Copyright.*

"IT IS A BEAUTEOUS EVENING, CALM AND FREE;
THE HOLY TIME IS QUIET AS A NUN
BREATHLESS WITH ADORATION; THE BROAD SUN
IS SINKING DOWN IN ITS TRANQUILLITY."

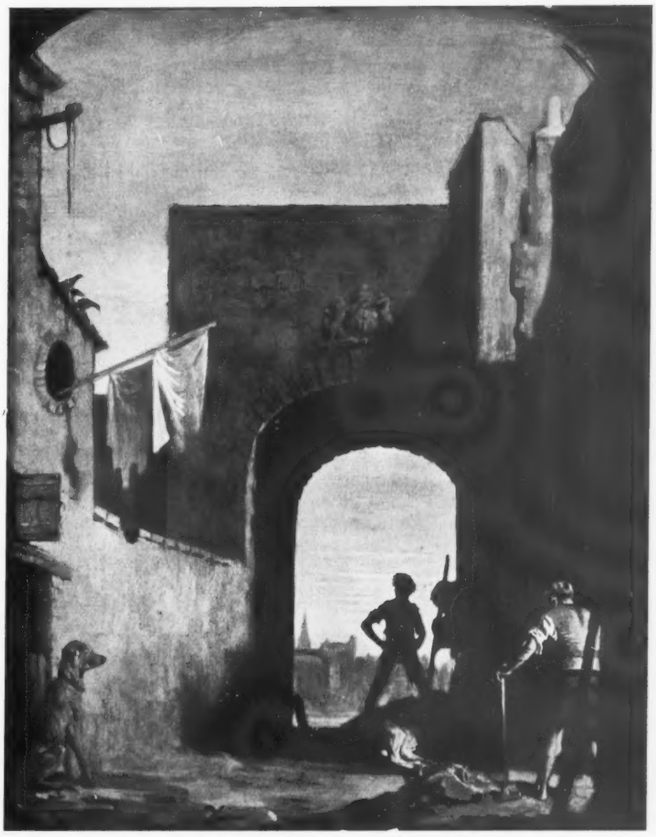
THE NEW ENGLISH ART CLUB.—II

SPECIAL RETROSPECTIVE EXHIBITION.

IT had been the custom among French painters to express their admiration for a great leader in art by painting a portrait group and calling it Homage to the painter in question. Our English Impressionists remained true to tradition and Orpen took upon himself the duty of performing this task. His "Homage to Manet" is a group consisting of George Moore, Steer, McColl, Sickert, Hugh Lane and Tonks, while above hangs Sir Hugh Lane's beautiful Manet "Eva Gonzales." It is a clever piece of painting, but like most portrait groups of this kind, is of personal rather than of artistic interest.

Above it hangs the only piece of pure decoration that the exhibition can boast. In subject it is so abstract as to need some explanation to the ordinary man in the street. Yet one cannot help regretting that the symbolism employed has become so foreign to us, for, after all, it is the best material for decorative purposes and has been used in nearly all great periods of art. The idea of the composition is to put into concrete form the feelings and emotions that reigned during the war, and this has been done with a noble simplicity of design and great beauty of colour. This work is about as far removed as possible from the realism pursued so diligently by the early members of the New English Art Club. Having learned, after a close study of Nature, how much beauty may be arrived at by carefully rendering her many changes of light and chance arrangements of form and colour, the younger artists sought a means of expressing the inward meaning of things as well as their obvious appearance. That short-lived young genius, James Dickson Innes, marks the turning point, and though to a certain extent the new path was suggested to him by the French masters Cezanne and Ganguin, yet he remains one of the most individual of English artists. Like the first of our landscape painters, Wilson, he was born in Wales, and the incomparable beauty of that land has been the chief inspiration of his art. One cannot help feeling that in spite of the differences that a separation of nearly two centuries in date makes inevitable, Wilson and Innes yet have something in common. Both of them went abroad in search of a classical tradition that would help them to express the beautifully balanced forms and rhythmic contours of their native land; both have a strong sense of space and love the transparence of clear mountain air. "Evening—Bala Lake" is surely one of the most lovely pictures in the exhibition. The beautiful shape of the lake between the hills, the sense of life in every line, the rich quality of the colour, everything combines to leave an unforgettable impression on the mind. It was while painting with Innes in Wales that John did some of his most delightful work, such as No. 119, and then a whole host of young artists took up the new idea. The most notable work of this group in the exhibition is Stanley Spencer's "Nativity," a picture of inexhaustible fascination which shows how much beauty can be achieved by looking at nature with a sound knowledge of form and yet with a fresh eye. The curved shape of the trellis, the chestnut flowers growing in a row above, the sense of distance in the field beyond—every detail speaks of the joy with which it was painted. The same artist shows a drawing of himself remarkable for the subtle modelling and broad conception of the whole, an early landscape (No. 55), so rich in colour that it makes most of the pictures round it look thin, and two very interesting sketches for compositions (241 and 282). His active imagination seems to stand out in a somewhat solitary fashion, for the New English as a whole rarely exceeds the limits of the ordinary genre picture. One other experiment in this line is the awe-inspiring group called "Decapitations," by W. Roberts (226). As the subject suggests the dark deed of some Oriental potentate, so the treatment, too, is broad and simple in the manner of Assyrian stone-carving, and exceedingly masterly both in composition and execution.

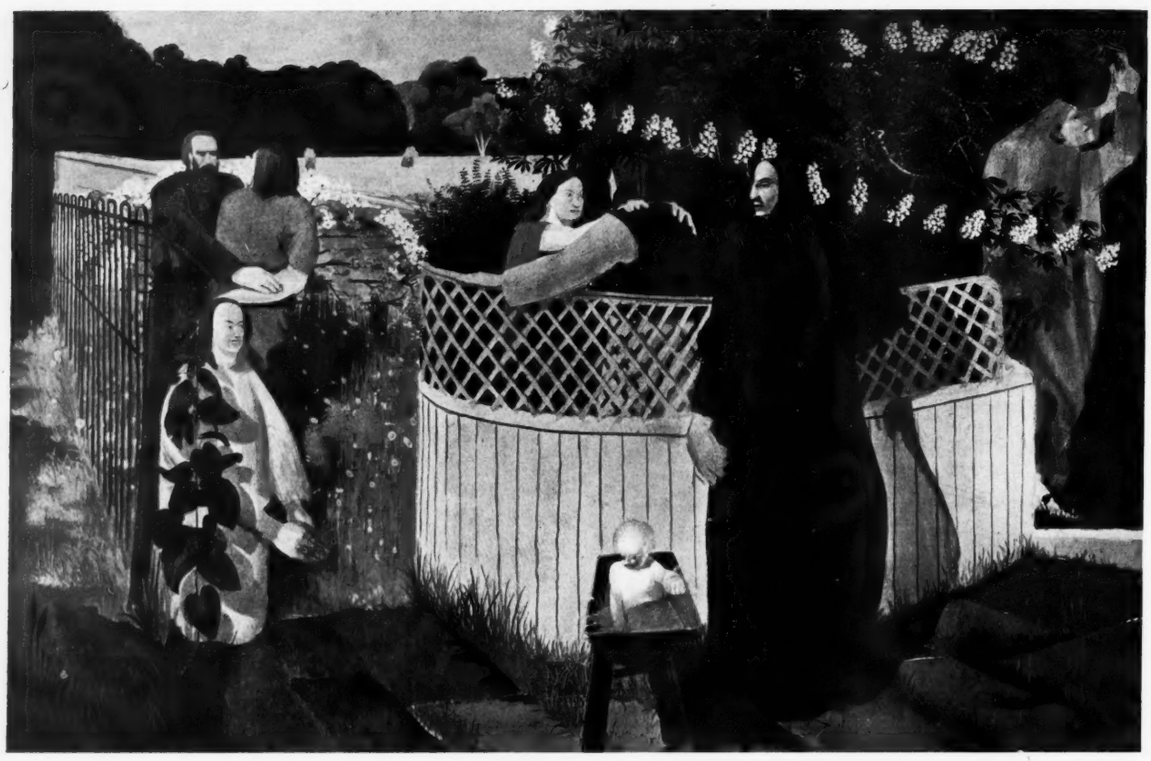
Henry Lamb, whose splendid portrait of Lytton Strachey we reproduced as a frontispiece last week, has also occasionally indulged in figure composition, but though the "Nudes" (32) is a very beautiful pattern of human forms, yet one feels the lack of a dramatic interest in the action. This element is strongly present in Duncan Grant's "Wrestlers" (164), a picture which perhaps of all the exhibits



"THE KNACKER'S YARD."
By Sir William Orpen, R.A.



"MISS FLORA THOMAS."
By Ethel Walker.



STANLEY SPENCER: "THE NATIVITY."



JOHN SARGENT, R.A.: "VENETIAN TAVERN."

st kes the most modern note, and cannot fa to please by its intense vitality and fine co our.

Not all the younger artists have followed th modern tendency. Ambrose McEvoy, for ex mple, might almost be taken for a pre-Raphaelite in his two early pictures, "The Thunderstorm" (63) and "The Engraving" (7). Some of his water-colour portraits are ra her attractive, but the large portrait of his wife (151) looks decidedly empty and affected by the side of Ethel Walker's quite exceptionally fine portrait of Miss Flora Thomas, which we reproduce in these pages. A good painting of the type suggested by Whistler's portrait of his mother is Professor Rothenstein's "Browning Readers" (147), but what a change has come over his art between this early work with its quiet harmony of black and grey and the two later pictures "Ghat on the Ganges" (42) and "St. Martin's Summer" (58), so dazzling with light and colour! Lucien Persarro has two of his shimmering landscapes (the true Impressionism still carried on with unfailing vigour!) and of the younger landscape painters John Nash's "Vale of Aylesbury" with its truly English character and infinite sense of depth and Gilbert Spencer's early "Fernleigh, Cookham" (91) deserve especial mention.

We have already spoken of Ethel Walker, but there are other women artists doing good work at the New English—Fairlie Harmar and Louise Pickard, Grace Wheatley and that quaint and rarely seen artist Gwen John. She has little in common with her famous brother except perhaps a sense of colour much more daintily used, yet there is a subtle charm about her work difficult to define but delightful to see, as, for example, in her "Interior" (79).

The drawings and water-colours provide another treat, among which the silvery notes of Sir Charles Holmes, the delightful touch of D. S. MacColl, the splendid draughtmanship of Rushbury and Muirhead Bone, and the beauty of Wilson Steer may be discerned.

Looking over the exhibition as a whole one cannot help pondering over the question: What kind of painting survives best the lapse of time and the change of fashion? They are all too modern to attempt a definite answer to the question, but one cannot get away from the fact that certain pictures, such as "The Song" by Furse and "After Lunch" by Gerald Chowne, show date more than others. The presence of a definite artistic impulse rather than a mere innovation of method is the distinguishing factor. Where the artist is only concerned with problems of representation his work, though often sound, is in the long run lacking in permanent vitality. There is an indescribable something required to give this vitality—call it beauty or temperament or significant form—it certainly is a quality that appeals directly and exclusively to the eye. Some authorities would have us believe that it is usually accompanied by a neglect of technique, but much depends on the meaning implied by the word "technique." If it is taken to mean mere skill in handling paint so as to arrive at the nearest possible illusion of apparent fact, it is, of course, irrelevant to art. But if the term is taken to imply a thorough knowledge of the possibilities and limitations of the material used, and a power, resulting usually only from long practice, to bring out its peculiar beauties, then it is an indispensable factor. Unfortunately, technique in this sense is all too little considered at present by painters in oil. No. 148 illustrates the beauties of direct impressionistic painting, having no connection with the methods of the old masters. Every touch is fresh and full of life, and though the canvas is barely covered the figure has no lack of substance, while the background is admirably suggestive of space and atmosphere. But many a picture that once attracted attention for its quality has reappeared with a dulled and darkened if not cracked surface. The water colour painters show far more reverence for the materials they use, and the revival of English water colour painting is largely due to the present group of artists.

Let us hope that the New English Art Club will show as much and more creative effort in the next forty years and give the same open welcome to fresh forms of art as it has done so far.

M. CHAMOT.



"THE CASTLE OF S. ANGELO."
By Muirhead Bone.



"THE SPANGLED COCK."
By Joseph Crawhall.



"EVENING—BALA LAKE."
By J. D. Innes.

THE WARWICKSHIRE HUNT HORSES

IT is probable that there is no hunting country in England—the Leicestershire and Northamptonshire ones not excepted—which demands more "getting over" than Warwickshire, and I say this not entirely from my own experience of all these regions, but from that of those Warwickshire men who have had to cross this strongly enclosed region throughout the best part of their hunting careers and have also adventured into the other countries I have named. In Leicestershire with the Quorn, the Cottesmore, the Belvoir and the Fernie, and in Northamptonshire with the Pytchley, the famous pack whose first official huntsman was one Alwin the Hunter, a celebrity of Saxon days, it may be said that you jump from grass into grass, and that it is all more or less like a spring-board under normal conditions. I except, of course, portions of the Leicestershire side of the Belvoir country, where plough is met with; but in Warwickshire you will strike a good deal of both grass, loam and light plough, and there is rarely a fence with what is called an "if" in it, that is to say, one that can be treated lightly. If you are to see the end of a real Warwickshire burst, it is necessary that you have something between your knees that will take no chances and will stand well away from everything, and spread himself.

One is aware that this is the kind of horse of which one dreams before embarking upon any adventure over the "impediments" of most of the crack countries, but, so far as my experience and observation carry me, it is more desirous in Warwickshire than in any other region. And for this reason: The Warwickshire farmer is an adept at making up what we know as a stake-and-bound. He does not adopt the lazy method of cutting the tops of the fences with a bill-hook and leaving them a row of sharp bayonet points—a formidable and dangerous enough kind of fence in all conscience—but prefers to train the growers and bind them. The result of this is that there are only two ways across the average Warwickshire fence: (1) *without* a fall—that is to say, clearing the obstacle with sufficient daylight and to spare; and (2) *with* a fall, and possibly quite unpleasant consequences, for there is a difference in the degree of disaster awarded by a fence that will not give and a fence that will! It so often means the important difference between a complete and merely a partial *bouleversement*.

For myself, with merely a visitor's experience of Warwickshire, I think that, if I were given my choice of all the types of horses in the world to ride over this country, I should select a horse that had been schooled over either the Flemington or the Caulfield courses in Melbourne, or, preferably, perhaps, Onkaparinga. All Australians will understand what my saying this means. At those places horses cannot take chances, because the fences are solid and absolutely unbreakable. There are no ditches, it is true, on these Australian courses, and no water; but breadth can usually be circumvented by anyone who will go fast enough. It is the elevation which is the principal problem. How a Colonial would fare over the extraordinarily deep ridge and furrow of Warwickshire is another matter. It is probable that he would find it most distressing until he got used to it.

In the parts in which I have been, in my capacity of a hunting globe-trotter, the Warwickshire ridge and furrow is deeper than it is in any part of the Shires, and for this I was told there is a reason, namely, that in the days when the grass was all arable land, the Warwickshire farmer went in for intensive cultivation, and believed in banking up his crops and leaving very deep furrows for drainage purposes. The results remain, so do the deep and inevitable ditches which surround almost every field. "Baily," that guide, philosopher and friend of all people who hunt, gives us this piece of sage advice as to the kind of horse needed in this country: "The horse required is the best hunter bred: he must be able to gallop and jump, timber especially, and stay: in fact be a thorough good hunter in the fullest sense." I cordially endorse this advice, and, in fact, would supplement it by saying that, unless you are so well up in the geography of the country as to be able to stick ignominiously to the roads and still view the proceedings, it would be far wiser not to go out at all than to go on a bad horse or one that is not first class.



CLEAR MONEY.



BUCK UP.



W. A. Rouch. RAGTIME. *Copyright.*

A second-class horse will entirely mar your enjoyment, because he will fail you at just that moment when the most interesting scene in the whole drama is being played. A good horse may be floored by the fortune of war: any other sort is a certain casualty, because the country and the fences are bound to defeat him.

As to timber, I should not think that there is more in Warwickshire than in any other part of the Midlands, where most gaps are mended with it, and the flights of rails are not more numerous, so far as I have been able to observe, than they are elsewhere. The paling-mended gap, here as elsewhere, is quite often the best and safest place in a fence to have, because there is, at any rate, some chance of seeing what is beyond.

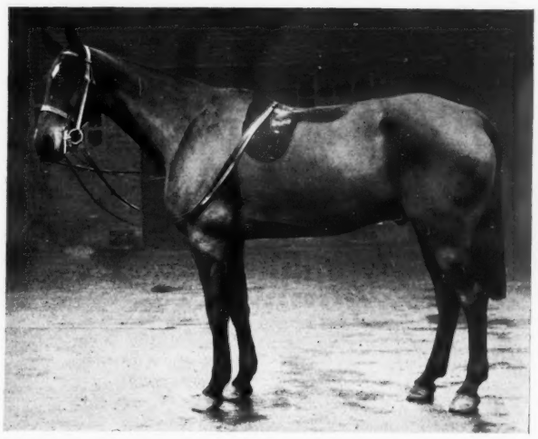
In a recent article on the Warwickshire hounds a reference was made to the famous Corbet, with whom the real history of the Warwickshire Hunt may be said to commence. It is recorded of him that he never jumped a fence if he could help it, and yet was always with his hounds. How Corbet managed to do this, if the Warwickshire of his day was as sparsely gated and as stiffly fenced as the Warwickshire of 1924, I do not know. Corbet was not alone in his dislike of jumping, as history tells us of another celebrity of the same period (1791 *et seq.*), one Stubbs, a harrier master and an intimate friend of Corbet's, of whom it is recorded "he could not persuade himself to leap fences." According to history, the hardest and best man over Warwickshire in Corbet's time was the famous Will Barrow, his huntsman, and the next best was Jack Barrow, who was Will's brother and his first whip. The next two best men, if we believe



From the painting by

RUGBY AT RUGBY IN 1852.

George Barnard.



A.B.

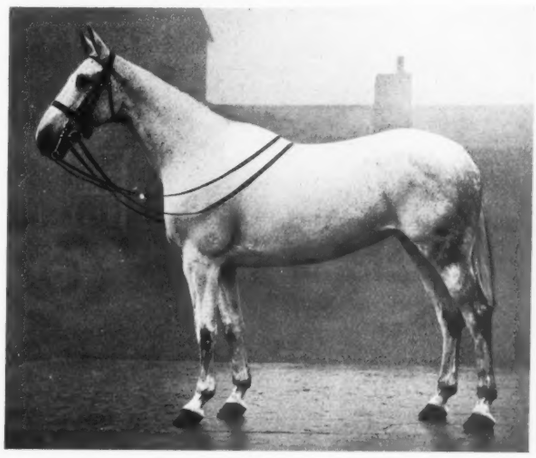


QUICKSILVER.

the records, were other two brothers, the Cannings, who each sat a good 17st. in the saddle, and yet were regular occupants of the "stalls." I wonder how many 17st. men would see the end of an hour and thirty minutes with the Warwickshire hounds of to-day when they really go over the cream of their wild country? I am bound to say that when I read some past history it very nearly takes my breath away, and yet one is bound to record it—and try to believe it! When the Warwickshire really go—and I should imagine that most of the rich land carried a great scent—an Aintree horse with a bold man on his back is neither too fast nor too good.

I think the thing which must impress itself upon any stranger who fares forth into Warwickshire is that there is such a very small "early door" brigade as compared with some regions one might name, but will not. My own impression was that of a really hard-riding field which knew only one way—the straightest; and one metaphorically took off one's hat to it collectively and individually. The field discipline was also a noticeable thing to a stranger. In Mr. Thornhill's mastership, 1833–36, "Cecil" gives us a piece of information which I think might be read with advantage by everyone who goes out hunting, no matter where it is. It is this: "At the time Mr. Thornhill hunted the country when the hounds were drawing the gorse coverts or small plantations, it was the custom for all the field to assemble on one spot to avoid heading the foxes, and a most excellent precaution it was; but on one occasion I remember, the hounds, Mr. Thornhill and his men alone got a start, which was not quite fair!" It is not difficult to fill in the rest of the story, or hard to visualise what even the hardest and boldest saw: an undulating streak of black, white and tan, with three or four specks of scarlet, that never seemed to be going to "come back," as we say on the Turf! It was only when hounds checked that the field got on terms on that occasion.

It may be helpful and assist the reader to understand the kind of "Minister of Transport" he needs in Warwickshire to read this little excursion into past history coupled with an impression of the Warwickshire country, gathered at first hand on a certain day, when they had a good twenty-five minutes and a kill with their first fox; and an hour and a quarter, the last half of which was with a fresh fox which thoroughly understood how a relay race should be run, for he jumped out of a stick heap at Preston-on-Stour almost at the same moment as his fellow-conspirator got in. The accompanying pictures of some of the Hunt horses will, I have no doubt, be even more eloquently descriptive to those who know what a blood hunter ought to look like. Some few detailed remarks may, however, be of service as a guide to this interesting picture gallery.



GREY MIST.

Take, for example, three of Mr. Buckmaster's personal stud: Ragtime, A.B., and Clear Money. I know the first two are real good hunters, and on A.B. Mr. Buckmaster won the Ladies' Plate at Rugby; but this beautiful blood horse, Clear Money, by Matchmaker, is the one which makes my mouth water. What a front to sit behind, and one knows that he is bound to gallop without being told so, for look at the way he runs up behind! Buckingham, and Quicksilver, by Goblet, the dapple grey which looks so very like his work, are some more of Mr. Buckmaster's private stud that hardly need anyone to tell their fortunes for them; but, as I have said, if I were given my pick, I should not hesitate



W. A. Rouch. MACRACARPA.



STEEL PLATE. *Copyright.*

very long. I have never seen one that fulfils my own special ideas of the kind that would be my best companion when hounds run than Clear Money. I also saw Mr. Portman's horses. Mr. Portman rides 15st. if he rides a pound, and he has a stud that is well fitted to the job. I have always a tremendous admiration for any heavy-weight every ounce of whose weight, excepting his clothes, is first-class horseman. There is many a 12st. man who rides his weight and a good 2st. on top of it—and there are many first-class 15st. men who ride 3st. less than their weight.

In this connection I should not be far wrong if I coupled the Hon. E. Portman's name with that of Lord Dalmeny, the Master of the Whaddon, and one of the best heavy-weights to hounds I have seen since my own kinsman, the illustrious Jock Trotter, one-time Master of the Meath. As to the Hunt servants' horses, it is hardly necessary, in view of what has already been written, to say that they have got to be on the best, or otherwise they cannot be expected to do their work. The huntsman and his whips all ride horses that are probably 3st. above their weight, which is all to the good, as a Hunt servant very often has not the chance to save his horse in the way that is open to the mere pursuer of hounds. Champion, the Warwickshire huntsman, a neat horseman, rode Beryl, a blood-like mare, the first day I saw him, but I should not wonder if I were told that Matching Green, a big horse which stands over a lot of ground, were not an even better one. I like the grey Grey Mist, also, as he is the kind to whom you could safely leave all the details connected with "safety first." It is a sore temptation to go on "talking horse" when one sees a good lot like these, but . . .

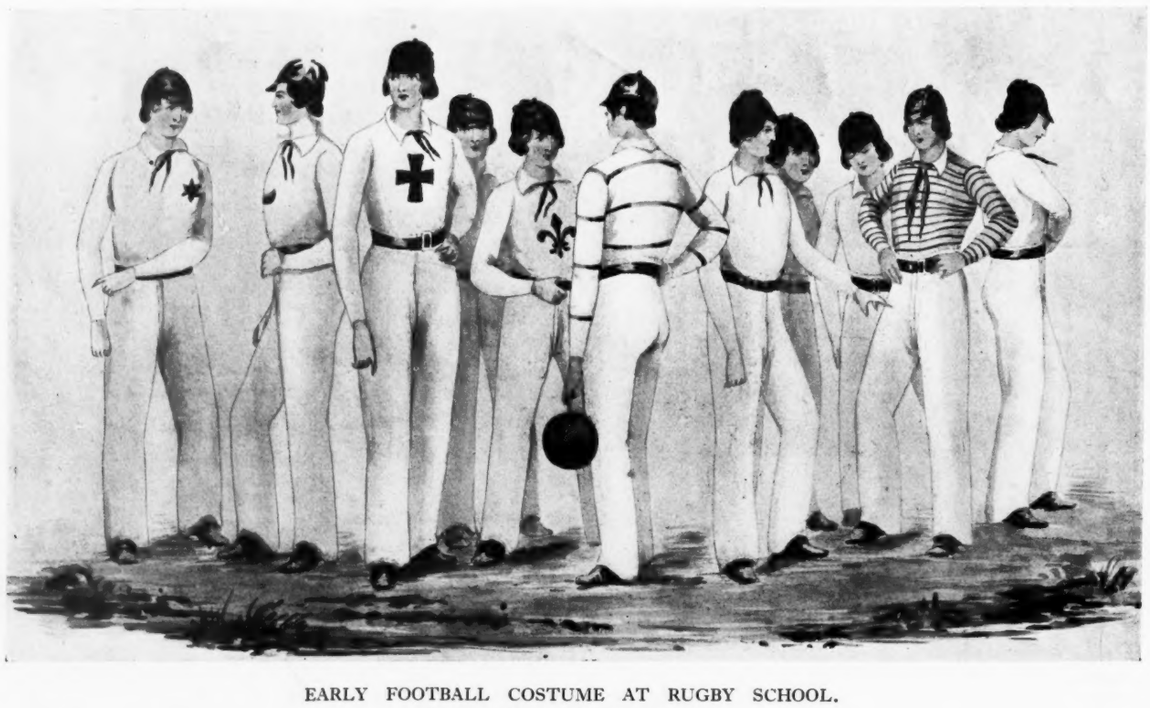
HARBOROUGH.

RUGBY SCHOOL AND ITS GAME

MEMORIES of happy—and unhappy!—days at Rugby and epic games on Old Bigside will be awakened in many an Old Rugbeian by the reproduction in colour of Barnard's notable picture of a School game in 1852, which we publish this week, by the courtesy of the Governors of the School. The plate will, we think, be found not unworthy of an honourable place on the walls of more than one Old Rugbeian's room. Even if it achieve not this dignity, but serves only as a reminder of bygone school days, it will have attained its purpose.

Its publication is apposite, for the original is among the exhibits at the fascinating "Rugger" Exhibition at the Sporting Gallery, 32, King Street, Covent Garden, reviewed in COUNTRY LIFE on January 3rd. But if such exhibits as this picture, the drawing of early "Rugger" costumes and the five old school caps (all lent by the school museum) are of interest to the Old Rugbeian, they are of even greater interest to Rugby football enthusiasts the wide world over, for they serve to point out from what small beginnings the great game came to its present high estate. The mind flies then to William Webb Ellis, the Rugby schoolboy who, a hundred and two years ago, set at defiance the rules of the game as then played by picking up the ball and running with it. He was the originator of the game, as a tablet placed in 1923 in the wall of the Headmaster's garden bears witness. Yet neither Ellis nor his contemporaries dreamed, in 1823, that his impulsive act was to lay the foundation of the present game. For years after theories were evolved and legends were evoked to prove that Rugby football had its origin in the Roman "Harpastum," from which, it was claimed, grew the ancient English game of football as played by 'prentice boys in the streets of mediæval England, a boisterous and dangerous game, concerning which a proclamation was issued by Edward II, on April 13th, 1342, forbidding it to be played in London. Even so distinguished an authority as Sir Montague Shearman fell a victim to the popular misconceptions of the origin of the game when he committed himself to statements which sought to prove that the game was not only derived, in all probability, from these sources, but that it owed its unique status at Rugby to the fact that it was the one Public School which, as he said, "seems to have owned almost from its foundation a wide open grass playground . . .; hence it happens, as we should have expected, that at Rugby School alone do we find that the original game survived almost in its primitive state." This pronouncement was challenged and disproved when, in 1897, a sub-committee of the Old Rugbeian Society issued a report in which it was shown that Sir Montague Shearman's theory was not tenable because (1) the school had owned no proper playground whatever until nearly two centuries after its foundation, when, in 1750, it moved to its present situation, and that even then the grounds were divided into fields until 1816; (2) that the carrying of the ball was not an original feature of the game but was introduced later. The late Mr. M. H. Bloxam, who entered Rugby in 1813, and the late Rev. T. Harris, who entered in 1819, both assisted materially to prove these facts, while a mass of statements from other Old Rugbeians lent support to the case put forward.

Mr. Bloxam, writing in the Rugby *Meteor* of December 22nd, 1880, described Ellis's historic exploit thus: "A boy of the name of Ellis—William Webb Ellis—a town boy and a foundationer who, at the age of nine, entered the School after the midsummer holidays in 1816, and who in the second half-year of 1823 was, I believe, a præpostor, whilst playing Bigside at football in that half-year, caught the ball in his arms. This being so, according to the then rule he ought to have retired back as far as he pleased, without parting with the ball, for the combatants on the opposite side could only advance to the spot where he had caught the ball, and were unable to rush forward until he had either punted it or placed it for someone else to kick, for it was by means of



EARLY FOOTBALL COSTUME AT RUGBY SCHOOL.
From the drawing by T. L. Johnson.

hese placed icks that nost of the oals in those lays were icked, but he moment he ball ouched the round the pposite side night rush on.

"Ellis, for the first time, disregarded this rule, and on catching the ball, instead of retiring backwards, rushed forward with the ball in his hands towards the opposite goal, with what result I know not, neither do I know how the infringement of a well known rule was followed up, or when it became, as it now is, the standing rule."



FIVE OLD RUGBY SCHOOL CAPS.

Back row, left to right: Dark blue cap with silver braid. Following-up cap of Shairp's House, 1851-56. Dark blue cap without braid on crown, 1848-53. Front row: Rose cap with yellow cord and no peak. A School House cap of Dr. Arnold's time. Apricot cap with a silver cross. A following-up cap of Evans' House, 1867. Claret cap, gold braid, worn by J. D. Walker when he kicked a goal from the "Three Trees."

Mr. Bloxman added that Ellis "was not what we should call a 'swell,' at least none of his compeers considered him as such; he had, however, plenty of assurance, and was ambitious of being thought something of. In fact, he did an act which, if a fag had ventured to have done, he would probably have received more kicks than commendations. How oft it is that such small matters lead to great results!"

Mr. Ellis went up to Brasenose after leaving Rugby and later became incumbent of St. Clement Danes in the Strand and Rector of Magdalen Laver in Essex. He died on the Continent on January 24th, 1872.

The account of his exploit, given by Mr. Bloxam, though not that of an eye-witness, is now generally accepted as the most accurate version extant. That running with the ball was a practice which did not obtain general recognition for years after is shown by a letter written to the sub-committee by the late Judge Thomas Hughes, author of "Tom Brown's School-days," in which he stated: "In my first year, 1834, running with the ball to get a try by touching down within goal, was not absolutely forbidden, but a jury of Rugby boys of that day would almost certainly have found a verdict of 'Justifiable Homicide' if a boy had been killed in running in. The practice grew and was tolerated more and more, and indeed became rather popular in 1838–39 from the prowess of Jem Mackie, the great runner-in." (Mackie was later Member for Kirkcudbrightshire.) Another Old Rugbeian, the late Rev. T. Harris, threw out a pertinent hint concerning the origin of the game when he wrote of Ellis. "He was an admirable cricketer, but was generally regarded as inclined to take unfair advantages at football."

Whether we may regard Ellis' running with the ball as an "unfair advantage" in the light of those days is a point which none can settle, although the balance of opinion is in favour of that belief. The sum total of the many investigations which have been made into the subject is, at any rate, the conclusion that Ellis, and none other, was the originator of the game. Ellis' innovation was adopted by some players and discouraged by others for many years after 1823, and did not attain a definite status until it was legalised, first by Bigside Levee in 1841–42 and later by the Rules of 1846.

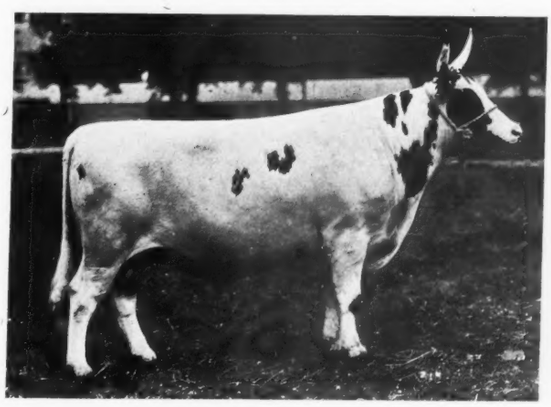
The special features which, to some extent, distinguished the game at Rugby School from that played at other schools became non-existent in 1888, when the School adopted the general rules laid down by the Rugby Union.

AYRSHIRE CATTLE IN 1924

By the Secretary of the Ayrshire Cattle Herd Society.

BUSINESS in the Ayrshire cattle world has been, like that of other breeds in Britain, under the cloud of foot and mouth disease during the year. Owing to the outbreaks in various parts of Scotland from October, 1923, till June, 1924, no exporting has been done. It is gratifying to learn, however, that at the time of writing Scotland has been free from disease for six months, and the likelihood is that the foreign and Colonial ports will soon be open to receive stock. Quite a number of animals await shipment for various places, notably the Unites States of America, Canada, South Africa, New Zealand and Finland. The year 1924 has, however, been one of signal triumph for the Ayrshire. The breed was exhibited for the first time at the Bath and West Show at Taunton and at the Royal Counties Show at Windsor. Classes were also provided at the Three Counties Show at Worcester and the Tunbridge Wells Show, but both of these had to be abandoned, the one through floods and the other through foot and mouth disease. At the great Royal Show at Leicester, however, the Ayrshire again made history by winning for the second time in three years the championship in the milking trials confined to medium breeds. The winning cow, named Friendlesshead Blossom 4th, belonged to Mr. James Howie, Hillhouse, Kilmarnock.

It was at the London Dairy Show that the breed sustained its most signal success, where for the second year in succession the Bledisloe Challenge Trophy, awarded to the Breed Society adjudged to have the best exhibit of good all-round dairy cows, the Spencer Cup for the best cow in the show by inspection, milking trial and butter test, and the Mond prize for the best two animals got by the same sire, were won by Ayrshire cattle. In addition to these second year triumphs the Barham Cup for the cow gaining the greatest number of points in the milking trials and the British Dairy Farmers' Association's gold medal for the cow gaining the highest points in the milking trials were won also by an Ayrshire. The same cow was also reserve for the Shirley Challenge Cup for the cow giving the greatest weight of milk in the milking trials and reserve for the National Milk Challenge Cup for the cow gaining the greatest number of points per 1,000lb. live weight in the milking trials. The cow which won these champion cups at London was Cargen Holm Sally 3rd, belonging to Major C. Randolph Dudgeon, Cargen Holm, Dumfries. In addition to above winnings it is rather a



MR. JAMES HOWIE'S HOBSLAND DUPLICATE.

Winner of the President's Medal for the best Ayrshire at Perth last year.

noteworthy fact that an Ayrshire cow gave the largest quantity of butter in the show, 3lb. 3 oz. from 60.3lb. of milk, a ratio of 19lb. of milk to 1lb. of butter. This was repeated among all the heifers in the show, when an Ayrshire heifer two years and ten months old gave 2lb. of butter from 43.4lb. of milk, a ratio of 21.7lb. milk to 1lb. of butter. The Ayrshire, although classed among the medium weight breeds, has thus demonstrated in no uncertain fashion its superiority in competition with much heavier breeds.

In the British Dairy Farmers' Association's Journal for 1924 an interesting light is thrown on the subject of which breed did best at the London Dairy Show of 1923. In this the Ayrshire leads under two heads out of four, namely, in average points per 1,000lb. live weight and yield of milk per 1,000lb. live weight, while under the heading of average points she is second. The first two are the most important, as naturally the food consumed per 1,000lb. live weight must vary very considerably in the case of the Ayrshire as against the heavier dairy breeds. What the practical farmer must consider is: "How much milk am I going to get for the amount of food consumed?" It is in this respect that the Ayrshire leads every time, because she can live and thrive where other breeds would starve.

As the milk records for the Ayrshires in 1924 have not yet been tabulated, the milk record year only ending as at December 31st, 1924, the following yields are of interest as showing what can be done in the way of cumulative yields:

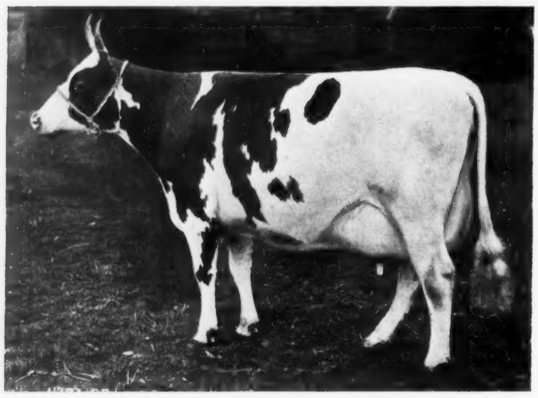
Name of Cow.	*Age in Years.*	*Year.*	*Galls.*	*Per Cent. B.F.*	*Weeks.*
Hobsland Jean 5 h, 37813 ..	3	1916	1,125	3.97	48
	4	1917	945	3.75	42
	5	1918	1,000	3.70	44
	6	1919	1,000	3.98	43
	7	1920	1,136	3.70	47
	8	1921	1,349	3.61	45
	9	1922	1,190	3.81	42
	10	1923	1,156	3.87	44
Auchinbay Meg, 68938	3	1921	1,311	3.89	44
	4	1922	1,634	3.84	49
	5	1923	2,146	3.81	50
Glenshamrock Ellen, 37144 ..	7	1919	1,100	4.19	46
	8	1920	1,028	3.96	42
	9	1921	918	3.49	36
	10	1922	1,851	4.22	47
	11	1923	2,016	4.13	46

It will be seen that the last two named are both 2,000-gallon cows. These animals were only milked twice per day. The last report of the Scottish Milk Records Association contains a table showing the sixty highest milk yields produced in Scotland in 1923, of all cows which produced another calf in not more than thirteen months from date of calving preceding opening of record. The Ayrshires in this list number thirty-two, the remainder being composed of British Friesians, Jersey and cross cows, principally shorthorn cross. In the 1922 report the Ayrshire cow Glenshamrock Ellen heads the list of sixty cows, while in 1923 the same cow again leads the Ayrshires. The records of Glenshamrock Ellen are given above, and attention is specially drawn to the remarkably high percentage of butter fat—4.22 per cent. in 1922 and 4.13 per cent. in 1923, the latter with a yield of 2,016 gallons in forty-six weeks. This cow, which was eleven years old in 1923, was still giving 32lb. at her last test. She calved on February 12th, 1923, and again on January 14th, 1924, so that in addition to her big yield she produced a live calf in eleven months from her previous date of calving. Other Ayrshires in this list include the following:

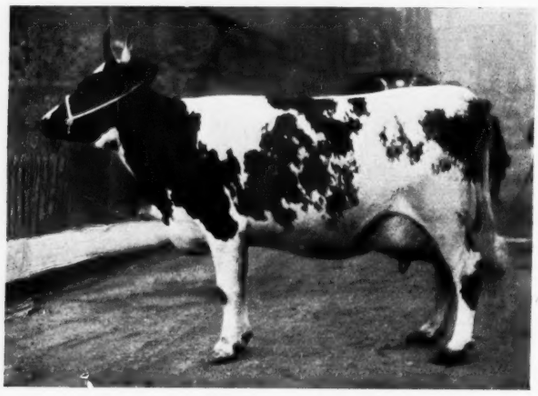
Name	*Age.*	*Date of Calving.*	*Calved Again.*	*Galls.*	*Per Cent. B.F.*
Westburn Miss Grey, 57136	6	April 9, 1922	April 6, 1923	1,499	4.14
Chapmanton Countess 10th, 56634 ..	7	Feb. 16, 1923	Feb. 27, 1924	1,463	3.82
Langdyke Jean ..	7½	Sept. 9, 1922	Oct. 5, 1923	1,228	4.53
Beuchan Wallflower 5th, 36805.. ..	5	Jan. 28, 1923	Feb. 27, 1924	1,522	3.61
Millantae Mayflower, 58092	6	Feb. 25, 1923	March 15, 1924	1,406	3.91
Kirkhouse Jess 4th, 47380	9	March 7, 1923	March 13, 1924	1,434	3.72
Greenan Meg 4th, 63784	5½	Sept. 3, 1922	Sept. 11, 1923	1,294	4.05

In the list of ten best heifers in the same report Ayrshires again lead. Six of the ten are Ayrshires, the top one being Buntonhill Eunice 2nd, 75998, her record being as follows: Calved, October 2nd, 1922. Calved again, November 6th, 1923. 1,433 gallons at 4.38 per cent. butter fat.

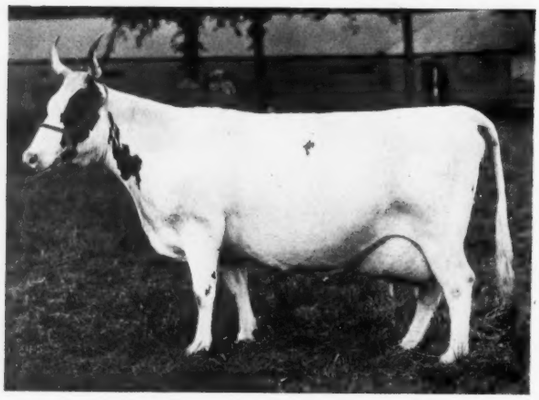
A further table, showing the ten best heifers which produced a calf in not more than thirteen months from date of calving preceding opening of record, comprises nine Ayrshires and one British Friesian, the latter of which is tenth on the list. The best record is that of Corsehill Brown Bess, which gave 1,373



MR. JAMES SETON'S SHEWALTON MAINS VIOLET III.
She gave 5 tons 14 cwt. 12 lb. of milk in 43 weeks.



MESSRS. A. AND A. KIRKPATRICK'S AUCHINBAY MEG.
A 2,000-gallon cow.



MR. W. L. FERGUSON'S EDINGHAM BELINDA.
Champion Cow at Perth last year.



MESSRS. A. AND A. KIRKPATRICK'S BARR AMELIA.
Winner of the Spencer Cup for the best dairy cow at the London Dairy Show in 1923.

gallons at 4.10 per cent. butter fat, calving on December 26th, 1922, and calving again on September 12th, 1923. The other eight records run from 1,193 gallons at 4.28 per cent. butter fat to 1,054 gallons at 4.35 per cent. butter fat.

The foot and mouth disease restrictions considerably affected the sales of Ayrshire cattle in 1924. Mr. Thomas Barr, Hobsland, Monkton, had for the third year in succession the highest price and highest average at public auction in Scotland. The top price was 120 guineas paid by Mr. Isaac Thomas, Boston, U.S.A., for the bull Hobsland Advocate, 23371. The average for nineteen bull stirks was £40 2s. 6d., while four heifer stirks averaged £48 os. 9d., the highest price being 80 guineas, paid by Mr. Andrew Buchanan, Mid Grange, Dunlop, for Hobsland Bet 18th, 88566. At the sale of Messrs. H. W. B. Crawford and Sons, Chapmanton, Castle-Douglas, thirty-eight heifers averaged £36 1s. 9d. each, the highest being 700 guineas for Hall Minnie 16th, the purchaser being Mr. F. H. Sanderson, Eshott Home Farm, Felton, Northumberland. Mr. Thomas Logan, Low Milton, Maybole, sold a bull stirk for £69 to Mr. Cadzow, Carluke, at Messrs. Lawrie and Symington's sale at Lanark.

There was, of course, the great sale of Ayrshires at Reading in October last, where forty-eight cows and heifers averaged £80 os. 3d. each, highest price 150 guineas, twice paid. The first was for Garlaff Miss Elma, a heifer which was second at the Dairy Show for inspection and third in the milking trials. It was this heifer, two years and ten months old, which gave the highest quantity of butter of all the heifers in the show. The purchasers were the Elmhurst Farming and Trading Company, Slinfold, Sussex. The other 150 guinea heifer was Chapmanton Pearl 18th, exposed by Mr. A. W. Montgomerie, Lessnessock, Ochiltree, and bought by Mr. G. de M. G. Hoare, Harlow, Essex. Seven yearling heifers averaged £42 12s., the highest figure being 48 guineas paid by Mr. H. J. Clark, Chipping Norton, Oxon, for Low Balcray Pansy 4th, exposed by Mr. William Christison, Barglass, Kirkinner. There were two bulls exposed which averaged £55 13s., the top price being 75 guineas for Ickham Mascot, offered by R. Sillars and Son, Ickham Court, Canterbury, and also purchased by Mr. H. J. Clark. This was the first sale of Ayrshire cattle by public auction in England, and is likely to become an annual event. In addition to these public sales there were many private ones, and several animals reached four figures.

The prospects for 1925 are very encouraging. The breed is spreading rapidly in England, and more breeders are being brought to the knowledge that the Ayrshire as a dairy cow is a paying commercial proposition. Living and thriving where other breeds would starve, she is the ideal cow for the small as well as the large farmer. HUGH BONE.

ELEANORA DUSE

Eleanora Duse: The Story of Her Life, by Jeanne Bordeux. (Hutchinson.)

THE life of Eleanora Duse, as has been the case with so many of the greatest artists, was a pitiful tragedy. It lasted for sixty-five years, beginning with her birth in a wretched third-class compartment of a railway carriage, in which her mother was travelling from Venice to Vigevano in 1859, to her death at Pittsburg on April 5th, 1924, because, through a chauffeur's mistake, she was obliged to wait over five minutes in a pouring rain before a closed theatre door. By a curious coincidence, "The Closed Door" was the name of the play in which she was to appear. In the first act she was distracted, but her power came again in the second when she turned, "hiding her face from her son's scorn and in self-defence for her sin of the past." In her biographer's words:

> She was grand, perfect as always in the two final "Sola-sola." How strangely significant were the last words that she pronounced on the stage!
>
> In fact "Sola," for no other will ever be what she was. "Sola" in Art, uniquely touched by the breath of the gods. "Sola" in her last agony.
>
> Scarcely able to stand, again and again she replied to the mad applause.

Touching as this is, it is not so tragic as her own disillusion. It was a disillusion such as can be experienced only by a rare and great spirit. Those of the "high endeavour" and the purest ambition are the most discouraged if they fall short of the ideal at which they have aimed. Judged by usual tests, her career had been successful and illustrious. In a family of homeless wandering mummers, travelling from year's end to year's end, fearful of taking a holiday lest their places should be lost, ill fed and lodged in quarters selected for their cheapness, demoralisation was almost inescapable, yet she, soaring far above the bonds of circumstance, had discovered and fostered her genius and clarified it by incessant study. Also she had become famous for her generosity and kindness. "A woman of infinite pity" is the phrase selected to describe her in the dedication. Yet her most acute feeling was one of failure. She said to Remada Simoni, the well known dramatic critic:

> . . . "Perhaps I have lived wrong. I frequently recall my father's words and wonder. He told me. 'Remember that a woman's place is in the home, where she has great duties of kindness to fulfil.' Have I not gone against my destiny, leaving the normal route, running about here and there—an actress without rest or peace?" Sad tears were in her eyes; then of a sudden they dried and a sweet light overspread her face. . . . "After all," she added, "I have lived humanly. I have given myself to many things—to life with inexhaustible ardour—and I am not sorry."

Duse began her stage life at the age of four when she took the part of Cosette in a shortened version of "Les Miserables," and the first great calamity she experienced was the death of her mother. For some time past things had been going from bad to worse with the family. Her father's ineptitude may be inferred from an incident. One day he told his daughter that an uncle had died leaving him 10,000 lira. "Think of it," he said, "now we have money, now that she is gone! But we don't want it, do we, Eleanora, now that she is gone!" The child agreed, and he returned the money, not thinking the while that his daughter wanted of all things black clothes to testify regard for her mother. In spite of all, without means to educate herself, dragged along from one booth to another, she began to attract attention by the intelligence of her reading, and a few months later she demonstrated her innate genius by a rendering of Juliet that attracted the attention of critics who at that time began to write of her as "Trovato di rose," and in 1874 a critic wrote a fine notice of her playing in the *Revue de Paris*.

From that time forward her fame continuously spread until she became known all over the world. Hers, nevertheless, was not the tide that "moving seems asleep." It had not been ordained that her extraordinary genius should expand smoothly, mechanically, like a regular stream that, flowing into a hollow, in course of time swells out into a great water. On the contrary, her advance was made by a series of rushes. There was a tendency to halt after a great success, halt for the same reason that she had rushed, namely, because she had fallen madly in love with a character. Such was the case with the Denise of Alexandre Dumas, with whom she made her first acquaintance in January, 1885.

The story of the reading of "Denise" is typical of her career. Mme. Bordeux tells it with understanding and sympathy:

> At the beginning of the reading she remained uncertain, and until the middle of the third act did not know whether to laugh or cry over the exquisite role, the beauty of which seemed to escape her.
>
> With the confession, the part which decides the success of the play, she suddenly changed colour, tears ran down her cheeks. At the details of the child's death she got up impulsively, twisting her handkerchief nervously, and almost in shame over her emotion took refuge behind a screen, where she remained hidden until the reading was over.
>
> In a flash of the intuition that she has ever been noted for, she had understood the pure type of Denise who passes through the play chaste, proud, sweet, silent. Under the implacable mask the gnawing secret which finally gets away from her is foreseen. Denise during the play neither laughs nor cries; sometimes she sings in so sad a strain that, though her eyes remain dry, tears come to those who watch her. . . . This grand, sweet vision must be like Vatican bashfulness, so that in a moment the mask can be thrown aside and the hidden secret revealed, the heart bared to the man she loves. . . . after the confession she re-enters within herself for ever, and under the veil of wifely duty—happy or resigned, it matters little which—she returns to the shadows and the silence. . . .

Suddenly her health broke down and the doctor's verdict was that there was no hope of saving her. She bade farewell to those present and closed her eyes, but without resignation; "by pure force of will she again opened them, afraid that if they closed it would be for the last time," and she did not want to die then, she wanted to live to be Denise. When the crisis was past Count Primoli wrote to Alexandre Dumas:

> "If she ever gets up again I'm afraid they will force her to play—to play until she falls in her tracks. . . . In a few days she will be on the 'boards' once more, if she is not between four boards, which is still possible. . . . She has asked me to give her Denise's confession to keep her company as soon as she can hold her eyes open. . . . I wish she would decide to go to the country for a week, in order to regain her strength and to study the new part. . . . Also in the clear balmy air to find again her exquisite voice."

Duse found a rapture almost delirious in plunging into the study of a new character that appealed to her, and in creating or re-creating it from the light of her own experience till she and the shadowy image emerging from a book melted into one another and became one. That was what acting meant in

her case. It was in reality a great act of imagination by which she transformed her own raptures and despairs till they became the material of her art. Such was the rush, alternating with a stagnation and depression which gave occasion to the stupid mob's belief that her race was run, her career over.

It was not so. Progress was being made even in these apparently dead periods. Her wonderful voice was being enriched by the accumulation of tender souvenirs, in the recesses of the heart. The amplification of her life and memory were increased by a succession of love episodes, the last and most abiding being that in which Gabriele d'Annunzio was concerned. It was part of the experience that enabled her to understand and to sympathise with the frail and erring women whom contemporary poets and playwrights furnished to the stage.

This story is set forth by Mme. Jeanne Bordeux with more frankness than perhaps was necessary. Her misery during the last tour in America, especially the appearance ending with her death as Bianca is set out with too much detail. It was a Purgatory from the beginning and the dying woman's sufferings occur again and again, and each time are described with sickening iteration. In making this stricture, however, it is but fair to say that, though the biographer multiplies the chronicle of unimportant facts and events till the wood cannot be seen for trees, she does give the signs by which the high tragedy of this life is made visible, even though the reader has to pick them out from a welter of irrelevancies. P. A. G.

Laura, by Ethel Sidgwick. (Sidgwick and Jackson, 7s. 6d.)

IT is of no use to recommend any novel of Miss Ethel Sidgwick's to the reader who only likes easy reading. That most brilliant novel, "Restoration," was so difficult that one had simply to read on in faith and did certainly receive, at last, a very wonderful sight. *Laura* is difficult, too, not perhaps so difficult to read, but a little more difficult to see quite clearly when the reading is done. It seems to be a very brilliant study, almost more than life-size, of *Laura* herself, an unpleasant young person with plenty of charm, some ability and no real sense or affection. Circumstances give this schoolgirl, with her schemes and contrivances, her conceit and ignorance, power out of all proportion in the lives of two or three older people, and Miss Sidgwick contrives to keep us anxious almost to the end for fear that Laura's baser attractions will capture the attention of young Ronald Buckley, whom we—and Heaven, we feel sure—have designed for Edith Sherriff, one of the most distinctive and delightful girls of recent fiction. Though Laura, posing, as is her habit, as heroine, dominates the book, it is really just as much Edith's story, and there is not a person in it, from the lion-like Carnaby Sherriff, democrat and journalist, to Lady Buckley on her couch, and Mrs. Leadbitter and her little son, in whom we are not just as much interested. Perhaps the best drawn character in a book, which, however much pains it may cost you to find its meaning among its wealth of detail, excels in character-drawing, is Klaus, or Klaws, the Sherriff's cat. In him the whole tribe of cats receive just portraiture and with no injustice to his own marked individuality.

Romance and Jane Weston, by Richard Pryce. (Collins, 7s. 6d.)

I SUPPOSE that one reason for childhood's love of fairy tales is the fact that however wonderful and unlikely their events, the little listener, not having quite enough knowledge of life to realise that they are actually impossible, fancies they might really happen to him. So it is that older readers often find a particular attraction in fiction that hovers on the same border line, wonderful, unlikely, improbable perhaps, but just not quite impossible even in one's own life, or that of one's next door neighbour. I believe that this is why *Romance and Jane Weston* is such a delightful piece of fiction. Jane is romantic enough with her single meeting with the ideal man on Brighton pier, her flight from him, her ten years devoted to her sick mother, and her final sallying forth into the great world to find the Beloved. Her search is romantic, too, and her finding most romantic of all; and none of it is really very likely, but all of it might happen to anyone in Jane's situation, and there you are. Mr. Pryce never allows Jane's preoccupation with her search to become a bore, and his settings of Welsh scenery and London houses, and his less important characters, both Welsh and English, are in their less emphatic way as good as Jane herself, which is to say very much. The feeling the story particularly leaves with me is that, slight and charming as it is, it is more fully endowed with life and movement and feeling than many another ordinary novel with a "strong plot" and any amount of "stark realism." B. S.

Life Is a Jest, by Charles W. Thompson. (Grant Richards, 7s. 6d.)

A WRITER in these pages recently remarked of the many biographies now being published that "the majority of them are of very great interest indeed." This book endorses that opinion. The author would be, we feel, quite the last to suggest that the importance of the events of his life to the general public gives them a claim to interest. He has been in very truth a rolling stone who, we suspect, has often gathered little enough of the moss of this world's goods and gear. Save that he has wandered farther and followed more varied occupations than most men do his adventurous career is one that has been possible to almost any Englishman of reasonable health and ability during the last half century when adventure in everyday life was popularly supposed to have come to an end. He is just one of those many Britons who have done the Empire's work on the fringe of civilisation, and it is only our good fortune, and probably through his ill fortune, that he has done it in so many fashions and in so many places. This pleasant feeling that Mr. Thompson is one of ourselves, no demi-god, but just an ordinary man "seeing it through," is one of the reasons for the fascination of his book. He has not written at all the conventional biography carrying its author from the cradle, with a glance at the family tree, to the library armchair. He tells about mining for gold and platinum in British Columbia, of life in the British Army in Canada and in the Army of the United States of America, of the Fenian Raids into Canada, of Cape Colony towards the end of last century, and the first Boer War just as and when it pleases him, with little of set form or order. Even the reader, if such a one exists, who has no particular connection through son or brother or friend with the scenes of Mr. Thompson's adventures will find this record of colonial life in days just gone by extraordinarily interesting reading. In particular his description of the Sioux Sun dance and of fighting with the Bushmen, when he was an officer of the Griqualand West forces, are much too good to be missed.

Madeira Impressions and Associations, by Alan Lethbridge. (Methuen, 7s. 6d.)

TO anyone who has had the joy of even a few short hours at Funchal, or has seen one wonderful dawn, lived one warm indulgent day, and watched those friendly lights on the hillside twinkle their farewell to the departing steamer as it passes away in the path of the moon, Mr. Alan Lethbridge's book is very much like the romance of becoming better acquainted with someone whose personality has made a deep impression at some chance and now distant meeting. This fascinating book about a fascinating place gives a real insight into the lives and characters of the people, and their ways, good and bad, and tells of the little beginnings and wonderful progress of the various industries. Starting with the discovery of the island by the intrepid Portuguese sailing master Zargo in 1420, Mr. Alan takes us through the various ups and downs of its history right up to the present time. I wonder how many people know that Madeira was once under the British flag, though only for two months, January to April, 1808, with General Beresford as Governor. Mr. Lethbridge has not only a gift for word pictures, but also a talent for picking out the interesting and essential from a great mass of material, a real love for his task and for the people of whom he writes, even the vagabonds! He tells us many amusing incidents of the craftiness of the peasant folk, which deceives—greatly to the material advantage of the crafty one—many an innocent and kindly tourist. Mr. Lethbridge describes his book admirably in the Introduction when he says "By 'Impressions' I mean the effect upon myself of that which I saw," and "By 'Associations' I mean the thousand and one happenings which have fashioned the Madeira of to-day and which carry with them the fragrance of the past." C.

The Art of Henri Fantin-Latour: His Life and Works, by Frank Gibson. (Drane, 21s. net.)

WHEN the fame of an artist rises rapidly, as in the case of Fantin-Latour, the natural consequence is the appearance of a monograph. Last May we recorded the stir created by the important sale of the artist's works at Christie's. A handsome volume has now been published dealing with his art and life. Curiously enough the one aspect of Fantin-Latour's work which is usually made most of in this country—namely, flower painting—is hardly dealt with at all in the volume before us. In fact, Mr. Gibson explains in the preface that the portraits, imaginative paintings and lithographs of his subject are all too little known in England, and that, no doubt, has led him to concentrate especially on these branches of his art. But it is not likely that the English public will reverse the judgment already formed about the artist. His portraits are certainly clever, well painted and of peculiar historical significance in view of the fact that he had many of the most prominent men of his day (artists, musicians and *littérateurs*) for his models; yet, when Mr. Gibson writes of him in the same breath as Rembrandt and Velazquez, then we feel the difference between a good painter and a great genius. Fantin's placid and uneventful career is reflected in his work. He himself declared that he had "a horror of movement, of animated scenes," and this very placidity of his character makes him so singularly well qualified as a still-life painter, while his portraits are restful almost to a fault. This book, therefore, is little more than a record of his work, and a few selections from his correspondence with his friend and patron, Mr. Edwin Edwards. Little attempt has been made to place him in the evolution of French art or to define his position in the Impressionist movement: in other words, Mr. Gibson has given us a biography with a description of the works of Fantin-Latour rather than a piece of art criticism. The reproductions are numerous, but hardly of a quality to do full justice to the artist.

The Diary of Samuel Pepys, illustrated by Major Benton Fletcher. (J. M. Dent, 2 vols., 15s.)

The Vanished Cities of Arabia, by Mrs. Steuart Erskine, with 8 colour and 32 black and white illustrations by Major Benton Fletcher. (Hutchinson, 25s.)

AS the distinctive feature of both these books is their illustrations, we have grouped them together in spite of their disparity. This compact, well printed and indexed edition of Pepys, with Lord Braybrooke's usual notes, is the best that has yet appeared, and, besides Major Fletcher's pleasant crayon views of places mentioned in the Diary, a number of prints of Pepys' friends are included. The mention of Arabia in the title of Mrs. Erskine's book is misleading, since she deals rather with Transjordania and its marvellous ruined cities—Petra, Jerash, Philadelphia, Amman and the Crusaders' fortress at Kerak. She writes modestly and, as she confesses, without much knowledge of this mysterious district save that of having been there. Nabateans, Seleucids, Ptolemies, Sasanians pass and repass, and we must be grateful to the intrepid authoress for giving us these impressions of their cities. It is a pity she did not consult the works of Dr. Strzygowski among the authorities she quotes on Transjordanian architecture. His researches have given a new orientation to art forms of hither Asia. Major Fletcher's coloured illustrations give, for the first time, an idea of the colouring of Petra—a flaming fiery rose. Did we not know him as a strictly accurate colourist, and were not the plates well reproduced, the brilliance would be incredible.

SOME BOOKS RECEIVED.

MEXICO IN REVOLUTION, by Charlotte Cameron. (Seeley, Service, 21s.)

ISLANDS: WEST INDIAN-ÆGEAN, by Sir Arthur E. Shipley. (Hopkinson, 6s.)

THE ROMANTIC STORY OF THE HIGHLAND GARB AND THE TARTAN, by J. G. Mackay. (Mackay, 42s.)

THE SKI-RUNNER, by E. C. Richardson. (Palmer, 10s. 6d.)

LANDSCAPE PAINTING, by Adrian Stokes, R.A. (Seeley, Service, 15s.)



SUNLIGHT AND SHADOW—IN SWITZERLAND!

Copyright.

Ward Muir.

COVNTRY HOMES & GARDENS OLD & NEW

BAYFORDBURY—I.
HERTFORDSHIRE,
The Seat of
MR. H. CLINTON BAKER.

BAYFORDBURY is a house, first built of red brick in 1759–62, but so much enlarged and altered in 1809–12 as to assume, both within and without, all the characteristics of the architectural style practised when Sir John Soane was at the head of the profession. It has, however, no more than a general likeness to his work, so that it is quite evident that he was not responsible for it and that the architect—whose name I find nowhere mentioned—was no close copyist of the professor's manner.

Bayford is a parish lying three miles south of Hertford town, and the county histories record that its "manor and capital messuage" belonged to Sir John Ferrers when he died in 1640. It passed through several ownerships before one of the Cæsar family sold it during the last years of George II's reign to William Baker. His family had its origin—so far as the compilers of the "Hertfordshire Families" of the "Victoria History" have been able to trace it—in Stourbridge, where John Baker, yeoman, died in 1582, leaving property there to the value of £80. His great-grandson, Joseph, entered the church and was incumbent of Prestwood in Staffordshire when he died in 1688. He had improved the family fortunes and position by taking, as his second wife, a daughter of the member of the House of Commons for Tamworth, whom Pepys calls "the great Mr. Swinfen, the Parliament man." Their eldest son, John, "was a prosperous citizen of London with a thriving draper's buisness in Basinghall Street." There, in 1705, was born his son William, who was duly christened at St. Michael's Bassingshaw, of which ward he eventually became the alderman. His father died when he was in infancy, but the business must have lived and, when he grew up, William throve. In 1742 he married Mary, daughter of Jacob Tonson of Ledbury This is Jacob junior, nephew to Jacob senior, the famous bookseller who ran the Kit Cat Club and owned the pictures of its members. They passed to his great-nephew, and then in succession to the latter's sons. When the younger one died in 1772 they went to his sister's son, the second William Baker. He first housed them in his London residence, but one of the objects he had in view when the plan for enlarging Bayfordbury was settled in 1809 was to have a room of size and character to show them to advantage.

We have noted that the first William Baker was a City alderman, and his business was largely financial, for it probably was his connection with Government loans during the Seven Years' War that obtained him a knighthood in 1660. Previous to that his rising fortunes had decided him to have a country place, and, like so many City men during the seventeenth and eighteenth centuries, he looked for it in the county of Hertfordshire. Cussans, who began publishing his "History of Herts" in 1870, gives 1757 as the year of his purchase of the Bayfordbury estate, but Mrs. Jenkinson, a grand-daughter of Sir William, who wrote some notes on the place and family in 1826, sets down the date as two years later. In any case, it was at the latter date that he began erecting the house which he first occupied in 1762. In that house Mrs. Jenkinson will have spent her girlhood, and she describes it as having been built of red brick and composed of a central block connected to outlying wings—containing offices and stables—by "open intervening courts and areas." Perhaps covered ways ran across these courts and were the



Copyright.

1.—THE SOUTH-EAST, OR GARDEN, ELEVATION.

"COUNTRY LIFE."



Copyright. 2.—THE DRIVE UP. "COUNTRY LIFE."



Copyright. 3.—THE NORTH-WEST OR ENTRANCE ELEVATION. "COUNTRY LIFE."



Copyright. 4.—THE DORIC PORTICO AND SCREENS. "COUNTRY LIFE."



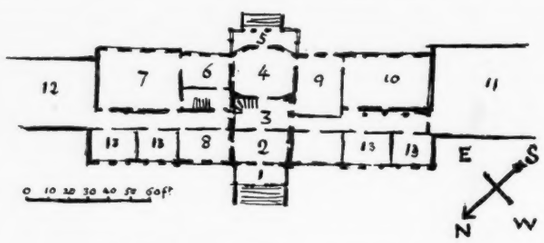
Copyright. 5.—THE IONIC PORTICO OR GARDEN LOGGIA. "COUNTRY LIFE."

forerunners of the present corridors, built as part of the 1809–12 alterations that fill the courts, with the great dining-room and library to the south-east and with pairs of smaller rooms to the north-west, as shown in the plan (Fig. 6). Sir William's house will have had the full Early Georgian flavour untouched by the coming Adam style and still farther from the taste of 1826, when Mrs. Jenkinson describes it as having been—

> fitted up within according to the prevailing taste of that period, with a great deal of grotesque, heavy carving—handsome in its way, but making the spaces, already small, look much smaller.

She claims that in 1809–12 "the whole of the interior was modernised," but, fortunately, the treatment was not quite as drastic as she implies, for traces of Sir William's decorations, as well as of his furniture, remain in the hall and in the little library next to it. The hall (Fig. 11) retains Early Georgian features in its chimneypiece and ceiling, while in the little library (Fig. 12), although an 1812 chimneypiece has been substituted for the first one, the ceiling is characteristic of the moment when the rococo exuberances of the Italian successors of Artari and Bagutti were giving way to, but had not yet been banished by, the style which Robert Adam made fashionable so rapidly after he landed in England from Italy in the spring of 1758. The doors of these rooms (Fig. 13), made of fine quality mahogany, liberally used and enriched, are still in the manner that had been introduced at Houghton some thirty-five years earlier. They remain also in the inner or staircase hall (Fig. 10) and in the drawing-room (Fig. 14), although practically all else there belongs to the 1812 "modernisation." In hall and library there is furniture which matches the doors in that it shows much the same quality and treatment of mahogany in the solid—chairs, stools, tables (Figs. 15–18), with such "Chinese" frets as Chippendale shows in his "Director," a bookcase (Fig. 15) with delightfully enriched cornice and shelf fronts, while the uprights, equally enriched at their edges, take an easy sweep that swells as it falls and thus permits of deeper shelves for larger books at the bottom than at the top. There are also low cupboards and a long bookcase (seen in Fig. 11), where the guilloche and the key are the most prominent *motifs* of the carving. They belong to a style that was passing out when Sir William Baker acquired the Bayfordbury estate, but not more so than is shown in the doors. The tops, forming a complete, if shallow, entablature—that is, with architrave, frieze and cornice—sit clumsily and suddenly on the body, as if these pieces had originally been double-tiered. On the tripartite bookcase are polychrome tureens of one of the Oriental dinner sets so largely imported from China, through the East India Company, during the eighteenth century, and which were especially favoured by the rich city merchants who, like Sir William, obtained country seats in Hertfordshire. His purchases of Oriental ware were by no means limited to dinner sets, for many vases of the same character and period survive, the finest of them being an exceptionally good and tall blue and white pair. They are 5ft. high, as they stand on specially designed mahogany bases of the same character as the furniture that has just been described (Figs. 19 and 20).

The letters, diaries and autobiographies of the Georgian era show us that society by no means enjoyed good health. Its ailments and their attempted cures fill a considerable percentage of the pages of its personal literature. The chief and often victorious enemy was the gout, and the annals of the eating and the drinking of those days leave us in no doubt as to the origin and virulence of this disease. How Governor Pitt, owner of the famous diamond and ancestor of two of our greatest and most gouty Premiers, ate and drank as much as he did during the eleven years he was stationed at Madras as its Governor, and yet survived, is astonishing. But he did; and after continuing the same course in England for years afterwards felt he had a complaint against nature in that he had "lost his stomach" shortly before he died, although even then he was



6.—SKETCH PLAN OF THE GROUND FLOOR.
1.—Entrance portico. 2.—Hall. 3.—Staircase. 4.—Drawing-room. 5.—Garden portico or loggia. 6.—Ante-room. 7.—Dining-room, containing Kit-Cat portraits. 8.—Little library. 9.—Breakfast-room. 10.—Great library. 11.—Offices: stables before 1812. 12.—Offices. 13, 13.—Rooms added in 1813, with 7 and 8 filling in two courts.

reckoned to eat more than his younger guests. Whether Sir William Baker emulated this heroic consumer we do not know; but the gout it was that undid him. At the age of sixty-five he went to Bath to be cured of it, as Thomas Pitt's grandson, Chatham, was doing at much the same time. But the waters failed in effect, and there he died in 1770, as a monument in the abbey attests. His eldest son, William, born in 1743 and educated at Eton and at Clare College, Cambridge, was returned to the House of Commons, when he came of age, for the pocket borough of Plympton, through the influence of Lord Rockingham, and he proved himself a steady Whig of that connection, only breaking away (with its greatest intellect, Edmund Burke) when the French Revolution reached its Jacobin stage. Although succeeding to the Hertfordshire seat at his father's death, he did not give up his connection with the City of London, which he served as Sheriff, and would have served in Parliament had his 1775 candidature proved successful. He was more fortunate in his wooing of the electors of Hertford town, and later on was returned as a knight of the shire. At the age of sixty he found himself the sole survivor of his five brothers. One of them, Stephen, had been seated next to him at Hertingfordbury, and when William succeeded him there in 1804 it gave him a convenient and contiguous house to move into while his contemplated remodelling of Bayfordbury was taken in hand. Thus we read in Mrs. Jenkinson's notes:

> Many plans were devised, the thing being at length decided, he removed with his family to Hertingfordbury Park house in 1806—the alterations were begun upon in 1809 and completed in 1812.

As already stated, and as shown in the plan (Fig. 6), the chief alteration consisted in



Copyright 7.—THE LAKE. "COUNTRY LIFE."



Copyright 8.—THE CEDARS. "COUNTRY LIFE."
Planted in 1765, aged nine, they are now 90ft. high, and are exceptionally perfect.



Copyright 9.—THE ROSE GARDEN AND STABLES (1812). "COUNTRY LIFE."



10.—THE STAIRCASE HALL.



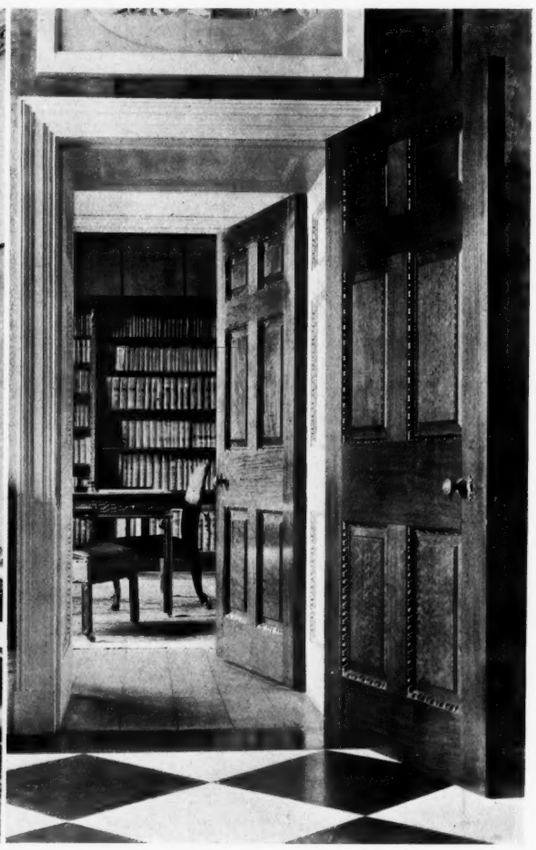
11.—THE ENTRANCE HALL.

filling in the 40ft. space between middle block and wings by dining-room and library to the south-east, and by pairs of smaller rooms on the opposite elevation. To get depth for them and for the corridors that run from staircase hall to wings, the exterior walls of the new building had to come a little forward from the line of the central block, as seen in the illustrations (Figs. 1 to 4). Although such a course is only excusable where necessitated by additions to an existing building, yet the effect is by no means bad, especially on the north-west, or entrance, side, where the additions come boldly forward from the old wings (Fig. 4). On that side prominence was given to the centre by the addition of a pillared and pedimented portico of the severest Doric order, which is balanced and supported by the columned screens of the central recesses of the additions. This recessing shows that the required interior breadth might have been obtained on this side without any projection beyond the facia of the central block. But, had the new work been lineable with it, the effect would have been dull, which is true of the garden side, where the additions and old wings are lineable. As it is, the entrance elevation is a very successful piece of work. There is skyline and light and shade, and yet the elevation had to conform to practical requirements and to the decision that there was to be no reconstruction, that, structurally, the existing house was to be undisturbed, that the new work must fit into given spaces, and that the whole exterior must be given the style and surface agreeable to the taste of 1809, the Early Georgian material and details being wholly obliterated. Just such desirable new features as the portico were introduced, and then " the whole house was covered with Parker's cement."

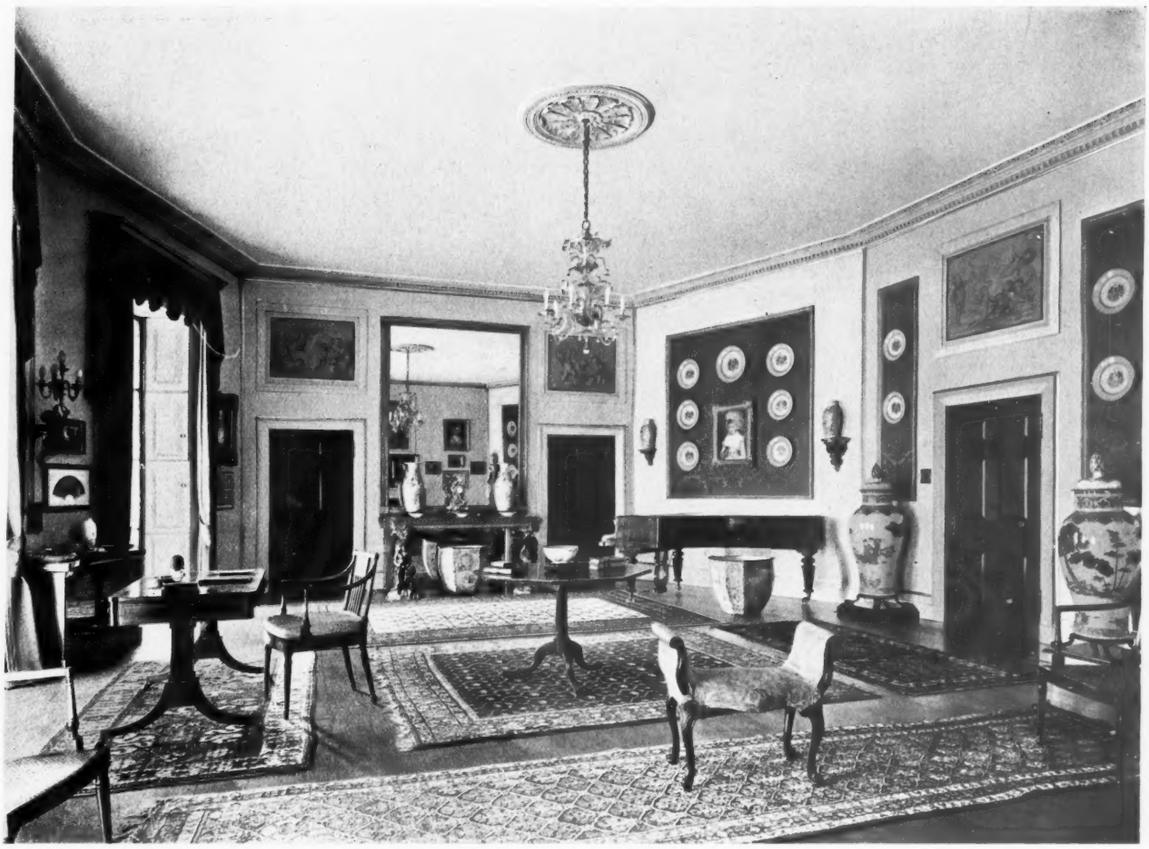
The park was allowed to stretch right up to the house on the entrance side, a light iron fence preventing the beasts of the field from falling into the area or trespassing into the portico. But on the other side, where the five principal reception rooms stretch out their line of fifteen windows, the reaction in favour of a measure of formality in gardening permitted of the " back lawn " being turned into a flower garden. In front of the drawing-room, with its slightly bowed front, a deep but non-pedimented portico was thrown out (Fig. 5), the lightness of the Ionic order being allowed in this sunny and cheerful loggia-like space, which looks down upon the long terrace walk, the parterre of



12.—THE LITTLE LIBRARY.



13.—FROM HALL TO LITTLE LIBRARY.



Copyright. 14.—THE DRAWING-ROOM. "COUNTRY LIFE."



Copyright. 15.—BOOKCASE IN THE LITTLE LIBRARY. "COUNTRY LIFE."
Of mahogany. *Circa* 1759. Height, 8ft.; width 10ft. 8ins.



16.—OCTAGONAL TABLE.
Mahogany banded with lighter wood, on tripod with twisted shaft. Height, 2ft. 5ins.; diameter, 3ft. 6ins.



17.—STOOL, MATCHING THE TABLE.



18.—FLAP TABLE WITH SLIDING TOP.
Mahogany banded with lighter wood. *Circa* 1780. Height, 2ft. 4ins.; width, 2ft. 3ins.; length, 3ft. 3ins.





19 and 20.—PAIR OF ORIENTAL VASES.
Blue and white. Height, 4ft. 4ins. Mahogany stands, *circa* 1759; height, 8ins.

statues, vases and flower-beds, and over the broad stretches of lawn to the splendid trees for which Bayfordbury is famous, the grandest of which are three cedars grouped on the east fringe of the lawn (Fig. 8). If not actually unique, they are absolutely exceptional for the combination of enormous size, symmetrical growth and uninjured condition. It is extraordinary that in this county, and in a perfectly open and exposed situation, their far-reaching, horizontal and even shelf-like branches have never succumbed to the weight of snow and pressure of wind, but have so perfectly withstood storm and stress during an existence of some 168 years. We know their age with exactitude, for Mrs. Jenkinson's notes tell how "the 10 cedars on the 2 lawns adjoining the house were planted in 1765, being then 9 years old." They are now about 90ft. high, and the girth of the biggest trunk at 1ft. from the ground is 29ft.

Among the alterations of 1809–12 will have been the building of the orangery beyond the kitchen wing and the conversion of the stable wing into laundry and bedrooms. This necessitated building new stables across a short stretch of park and in proximity to the kitchen garden. The stable court (Fig. 9) forms a very simple but well proportioned building running round three sides of a square, much character being given by the grand old pear trees trained against its walls. Thus this utilitarian piece of architecture forms a most pleasant domestic group with the rose garden and lily pool that, in recent time, have been laid out in front of it. Gardening, and especially arboriculture, have been favourite pursuits with succeeding generations of Bakers, and the present owner of Bayfordbury has added much to the collection, both on the picturesque banks of the lake (Fig. 7) and in more intimate connection with the house, where stands the fine specimen of Davidia involucrata, the free flowering character of which was illustrated in these pages last summer. The conifers are especially well represented. It is long ago since Mr. Baker's grandfather began to acquire and plant them, and he himself has continued to add to the number, as we may read in his own "Illustrations of Conifers," and in an article recently written by Mr. Bean of Kew.



Copyright. 21.—TABLE IN THE LITTLE LIBRARY. "C.L."
Mahogany. *Circa* 1759. Height, 2ft. 6ins.; length, 4ft. 7ins.

But the chief treasure and delight of Bayfordbury, in the opinion of most people, consists not in its architecture, its furniture or its trees, excellent as these are, but in its pictures, for among them still remains that remarkable and historic set of portraits of the members of the Kit-Cat Club which came to the Bakers by inheritance from their original owner, old Jacob Tonson. There is much to say about him and his pictures, and so they will be described and illustrated next week.

H. AVRAY TIPPING.

THE MAPLES

A NOTABLE GROUP OF TREES FOR AUTUMN COLOUR.

By W. J. Bean.

THE maples constitute one of those unwieldy genera of trees and shrubs—the willows, rhododendrons, spiræas and loniceras are some more of them—which no ordinary private garden can hope to find space for in their entirety. I suppose there are now over sixty species in cultivation in this country, besides innumerable varieties. Among them are many really first-class trees, some of only moderate quality, and some that may be left to botanic gardens.

As garden trees, the chief recommendation of the maples is their rich and varied autumn colouring. Of this no finer an exposition will be found in England than at Westonbirt in Gloucestershire, where Sir George Holford cultivates a very extensive collection. Many of the best colouring species are rather small trees, that is to say, from 25ft. to 40ft. high; others attain noble dimensions. With few exceptions they are very hardy and, so far as I have seen, dislike a dry, hot summer more than the longest and coldest of winters. To get the best results with maples they must have a soil with substance in it, therefore a deep open loam of good quality is best for them. Even a heavy soil, especially if it be well broken up at the commencement, is better than a thin, sandy or gravelly one. I think the chief reason why they are so fine at Westonbirt, after allowing for the attention their owner gives them, is because the soil is mostly good and the rainfall generous. Where the soil is thin and hungry it can be improved by trenching and adding heavier soil, manure, leaf-mould and such like during the process. As many of the best of them are not large trees, this is not so very big a task; an area, say 12ft. square, thus prepared to a depth of 2ft. will establish them very well in life.

The Sycamore.—The best known of all acers, of course, is the common sycamore, A. Pseudoplatanus. There are magnificent specimens in the country, especially in the north of England and in Scotland, some over 100ft. in height, with trunks 12ft. to 20ft. in girth. Such trees are precious possessions, and impart dignity and distinction to the places where they grow, but the sycamore is really a tree for the park and woodland, and I would never plant it in the garden proper. Easily raised, easily transplanted and growing quickly, it finds much favour with those who plant the gardens of suburban villas after the builder has retired. Here, of all places, it ought not to be tolerated, for the space is often limited and it fills the ground around it with hungry roots that reduce to starvation every other plant within its area. In its earlier stages it is a dull tree, with no attraction in autumn—often the reverse because of the disfigurement of the leaves by black blotches due to the attacks of a fungus. It must be admitted nevertheless that it has produced some really handsome varieties, one of the best of which is called brilliantissimum, whose leaves when young are suffused with beautiful pink tints. Another variety very pleasing in early summer is "Prinz Handjery." It is one of a group of varieties with the leaves purple beneath, but this has the upper surface of the young leaves soft yellow as well. The Corstorphine plane (the sycamore is commonly called "plane" in Scotland) has also a yellow colouring. All the trees in cultivation have been raised from a famous tree in a garden at Corstorphine, near Edinburgh. Although the leaves of sycamore have no autumnal beauty, the fruits sometimes turn red, and one variety called erythrocarpum is especially notable in this respect, the fruit clusters being very large and highly coloured from midsummer to autumn. There are several ordinarily variegated sorts, such as albo-variegatum and Leopoldii.

The Norway Maple Group.—After the sycamore, the commonest of the acers is the Norway maple, A. platanoides. It is a much more cheerful tree than the sycamore, the leaves being bright green on both sides; nor is it to be despised as a flowering tree, for in April, when its naked twigs are laden with greenish yellow blossom, it is quite effective. But it has several varieties that are preferable to the type, the most popular one of which is Schwedleri, whose leaves are charmingly red in the young state. The common Norway maple changes to yellow

in the autumn, but in a variety called Reitenbachii they turn a rich red. A distinct and quite attractive kind also is Walderseei, the young leaves being so densely specked with white that, from a short distance, they have a delicate grey appearance.

Closely related to the Norway maple is a species from the Caucasus and Asia Minor called A. laetum. It is quite commonly represented in gardens by two varieties with coloured leaves. In laetum rubrum (often called "colchicum rubrum" and "pictum rubrum") the young leaves and young shoots are purplish red, afterwards turning dark green. Still prettier perhaps is the variety aureum (usually called "colchicum aureum"), whose young foliage is a soft, clear yellow, and even the adult leaves retain a yellowish tint. The leaves of both are five or seven lobed, the lobes broadly triangular with long tapering points. The lobes themselves are not toothed or only inconspicuously toothed, a character which well distinguishes this species from the Norway maple, the lobes of whose leaves have always several large teeth.

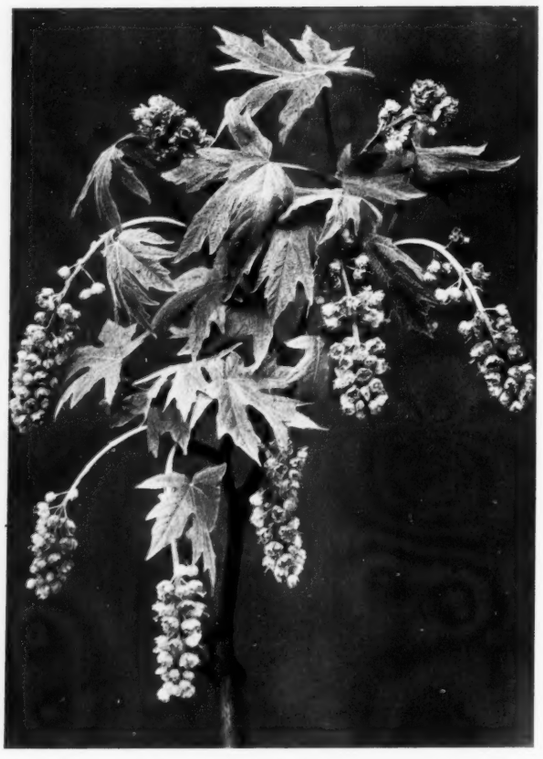
The name "Acer pictum" is frequently attached to A. laetum and its forms, but the true maple of that name, a native of Japan, is really quite rare in gardens. It was introduced by Maries to the Coombe Wood nursery over forty years ago, and is probably not stocked in nurseries now.

The sugar maple, A. saccharinum, which one sees in such magnificence in New England, bears a close resemblance in leaf to the Norway maple, but is at once distinguished by the absence of the milky juice which exudes from the broken leaf-stalk of that species. Unfortunately, for its autumn colouring is gorgeous in America, it does not succeed really well in this country.

Silver Maple.—Very different is the behaviour of the silver maple, A. dasycarpum, although it is a native also of Eastern North America. No maple, indeed, thrives better with us even in indifferent soil or is more graceful in form. It is a large tree, often over 100ft. high in its native country and two-thirds as high in this. Its branches are slender and pendulous towards the end, and the five-lobed leaves are vividly blue-white beneath, giving the tree a characteristic and lively aspect when stirred by the wind. Frequently they take on red and yellow shades before falling.

Red Maple.—This is closely related to the silver maple, the leaves having a similar blue-white undersurface. The tree, however, is of stiffer, less elegant habit, and the leaves are smaller and not so distinctly five-lobed—often merely three-lobed. It blooms in late March or early April, the flowers being red. As an autumn tree it is not so good here as it appears to be in America, where the leaves change to brilliant shades of crimson and orange. Still, it does occasionally colour quite well with us and the flowers give a hazy effect of red in spring, an effect which in some seasons is repeated in early summer by the abundance of red fruits.

English Maple.—A few words may be given to our native field maple, A. campestre, the sole representative of its kind native of Britain, scarcely one of the *élite* of the genus but a pleasing tree of neat, rounded form, not often more than 30ft. to 40ft. high and with small five-lobed leaves. It is much oftener found wild as a component of hedgerows than as a tree, but I have seen many nice specimens in the New Forest country. A close relative of our native maple is the Montpelier maple, A. monspessulanum. It has much the same shape and height, but is more close and leafy in habit, and is readily distinguished by the leaves having but three lobes. Nor are the leaf-stalks milky as they are in campestre. As a garden tree it is to be preferred. Both these maples are used for making tall hedges on the Continent, the most notable examples of which perhaps



THE OREGON MAPLE.
Acer macrophyllum in flower in April.

are those 50ft. high at Schoenbrunn, the old imperial palace near Vienna, where campestre is used.

Snake-bark Maples.—There is a group of maples which has a curious and not unattractive characteristic in the bark of the younger branches developing conspicuous white longitudinal stripes. The best known of the group is the snake-bark maple of Eastern North America, A. pennsylvanicum. Other maples with the same feature more or less developed are A. cratægifolium, A. capillipes and A. rufinerve from Japan, and A. Davidii from China. None of these are large trees, and are therefore worthy of notice for gardens with limited space. Sargent describes the autumn colour of A. capillipes as delicate canary yellow; pennsylvanicum also turns a clear yellow. Of A. pennsylvanicum there is a handsome variety called erythrocladum whose shoots turn a rich red in winter, and of A. rufinerve there is a variety beautifully variegated, the leaves having a broad margin of mottled white. A. rufinerve, which has long been in cultivation, is sometimes very fine in autumn. I have kept a letter from the late Earl of Ducie written in October, 1892, in which he says "Acer rufinerve at Tortworth is a blaze of glory."

Flowering Maples.—As has already been mentioned, the Norway maple has some merit as a flowering tree, but the genus is not remarkable in that respect. Still, the Italian maple, A. Opalus, blossoming as it does in March, its flowers quite a good yellow and produced in great profusion, is worth its place in any but the smallest gardens. While on the subject of flowering maples mention must be made of the vine maple, A. circinatum, which has its flowers in clusters, the sepals being reddish purple effectively set off by the white petals. This is one of the smaller maples, taking eventually, if it has space enough, the form of a large hemispherical bush. The leaves are round in the main, but are handsomely cut into seven or nine lobes; they assume rich red and orange tints in autumn. This maple is quite a desirable one for small gardens.

Acer palmatum.—The typical green form of this Japanese maple is a small bushy tree, very twiggy, very leafy, and rarely seen more than 20ft. high with us. It is quite a pretty and even dainty maple, but it is not so popular as the coloured-leaved and cut-leaved varieties of it that have been introduced from Japan. It is one of the plants to which the clever gardeners of that country have devoted much care,



ONE OF THE BEST OF THE TRIFOLIATE MAPLES.
Acer Henryi with its clusters of fruit.

with the result that they have produced an extraordinary variety of forms remarkable for their diversity in form and colour of leaf. I have a series of some thirty coloured drawings of these maples made in Japan, from which it is evident that a number are grown there which have not been introduced to this country or, at any rate, not been established in cultivation here. There is no doubt, I think, that the more highly coloured and bizarre forms are more tender and difficult to grow.

A. palmatum has, typically, a deeply five-lobed leaf, but there is a considerable group of forms which have seven or nine lobes, distinguished by the name septemlobum. Ordinary A. palmatum is perfectly hardy, and the variety atropurpureum with richly purple leaves appears to be equally so. In fact, it is not winter cold but late spring frosts that constitute the chief enemy. Var. sanguineum has redder tinged foliage than atropurpureum, but is of the same section. Of these purple maples there is a fine series at Westonbirt, remarkable alike for their size, vigour and depth of colouring.

A popular group of forms known collectively as dissectum has leaves with seven or nine lobes, these being again deeply divided and the secondary divisions much toothed. A fine sub-variety called ornatum has the leaves crimson at first, acquiring a bronzy hue later. All the dissectum forms have a fern-like beauty, and the green ones of this as well as of the other groups often become richly coloured in autumn.

Acer japonicum is another Japanese maple often confounded with A. palmatum, but the leaves are larger, the lobes are commonly nine or eleven and, when young, they are clothed, both on blade and stalk, with white silky hairs. The typical green form puts on lovely crimson shades in autumn. There is no purple variety, but one called aureum has leaves pale golden yellow, and another, filicifolium, has them very deeply lobed, the lobes again much laciniated. A. japonicum is a small rounded tree in Japan, but rarely more than a bush with us. For gardens where space is restricted there are no maples more strongly to be recommended than these two Japanese species and a selection of their best varieties. A sheltered spot should be allotted them.

MAPLES WITH COMPOUND LEAVES.

All the maples hitherto mentioned have simple leaves, that is, in one piece, but there is a very distinct and attractive group of species with leaves made up of three leaflets, and in one, A. Negundo, of usually five leaflets.

Acer Negundo is very commonly represented in gardens by its var. variegatum. This first appeared eighty years ago as a sport in a nursery at Toulouse and for many years past has been perhaps the most popular of variegated trees, being largely grown in pots even. Another with leaves wholly yellow, aureum, is one of the very best trees of its type, retaining its colour all the summer when so many with the same colouring turn an ordinary green by the end of June. The typical A. Negundo is not much grown, but it is a medium-sized tree with a broad rounded head of branches. There is a good example near the Cactus House at Kew. The var. aureum is a good and quick grower, but I have never seen a really good-sized tree of the white variegated one.

Of the maples with trifoliolate leaves there are at least four worth growing, none of them likely to become large trees in this country. A. nikoënse was introduced in 1881 from Japan by Maries, and it has not anywhere, I believe, got to be much over 30ft. high up to the present. Its leaflets are narrowly oval and 3ins. to 5ins. long, downy beneath; they change in autumn to a charming soft red. Mr. Mark Fenwick in *The Garden* has recently described the shade aptly as "shrimp pink." Wilson found a variety of it in Central China with larger, more densely villose leaves which has been named megalocarpum, but I do not think it is in cultivation. From Japan also comes A. cissifolium, which although related to the Nikko maple, is well distinguished by the smaller leaflets, coarsely toothed towards the apex and with much longer, more slender stalks. There is a good specimen of this at Westonbirt, I believe, over 30ft. high. The foliage turns to various shades of red, orange and yellow before falling.

Acer griseum.—There is probably no tree more assiduously enquired for at the present time than this maple. Seed of it was sent home from China by Wilson in 1901 to the Coombe Wood nursery, but no great number, I think, could have been raised. Still, looking over Veitch's catalogue of 1912 and seeing the item "Acer griseum 5s. each," many tree-lovers must feel a pang of regret and a sense of lost opportunity. In several respects this maple is distinct in its group. Its three leaflets are 2ins. to 3ins. long, rather diamond-shaped in main outline, but coarsely toothed except at the base, glaucous beneath. In the autumn they take on brilliant shades of red and orange. Another distinctive character of this maple is the orange-brown colour of the bark, which ultimately peels off in flakes. The tree has already produced large crops of fruit in this country, most of it infertile, but I hear that a few seedlings have been raised in the West Country.

Acer Henryi.—This is another of Wilson's introductions from Central China. The leaflets are narrowly oval, 3ins. or 4ins. long, tapering abruptly to a long, slender point and usually without any teeth. It is not a large tree, only about 30ft. high, and the best specimen I know of is at Westonbirt. The fruit is borne on long, slender racemes. In October, 1922, Sir George Holford sent me some from his tree at Westonbirt, along with some leaves that had put on very beautiful shades of soft, glowing red.

Although I have alluded to about one-third only of the species of maple in cultivation, they may be taken to represent the genus fairly well. I will conclude by mentioning a species so distinct from any of them that it will add greatly to the interest of any collection of maples. It is A. carpinifolium, with oblong leaves 3ins. or 4ins. long, so like those of the hornbeam, especially in the numerous parallel veins, that the tree is often mistaken for a carpinus. If examinations ever come to be held on trees and shrubs, it will make a very good test plant, although the opposite arrangement of the leaves on the shoots (invariably alternate in the hornbeams) provides a ready distinction. It is only a small or medium-sized tree.

THE HEROIC MR. GILLIES

By Bernard Darwin.

ALL those who take part in it are agreed that the Oxford and Cambridge Golfing Society's tournament at Rye for the President's Putter is one of the very pleasantest functions of the whole golfing year. It is, to be sure, a little dependent on the weather. If we had been playing during the week before last instead of last week we should all have been drowned in the floods on the way to the course and blown out to the sea when we got there. However, we must count ourselves lucky. Friday was ideal, and if on the Saturday and Sunday the frost did its best to annoy, and to some extent succeeded, there was such good golf played in spite of it that we must not complain.

I should like to tell something of the earlier rounds and especially of the fine golf of our captain, Mr. Croome, and the most unsportsmanlike chimney pot which cost him his match. However, the rules of space are inexorable, and so I must skip to the last day, when Sir Ernest Holderness, Mr. Tolley, Mr. Vidler and Mr. Gillies were left to play in the semi-final on Sunday morning. It is no disparagement to the other three to say that all hearts were with Mr. Gillies. To my mind there has always been about his golf the element of greatness. He is, moreover—I write sympathetically—not quite so young as he was, and there is no one who is so busy and yet preserves so entirely undiminished his keenness for the game. So we wanted him to win, wanted it passionately, and our prayers were answered.

I have never seen Sir Ernest Holderness play better. His iron play was quite magnificent, and he seemed to be able to treat the frost as if it did not exist. So Sir Ernest had finished his match when Mr. Tolley and Mr. Gillies who began very late, were less than half-way through theirs. This was a wonderfully exciting match, full of chops and changes. Mr. Gillies won the first three holes, Mr. Tolley the next three, and Mr. Gillies the next four again. At last a hole was halved, the eleventh, and then Mr. Tolley squared the match by winning four holes in a row. The sixteenth was halved, Mr. Tolley won the seventeenth, Mr. Gillies the eighteenth, the nineteenth and the match. Such a brief outline of the game's flunctuations. Mr. Tolley, I think, did not like the frost and could not really make himself try his hardest for a long while. With Mr. Gillies playing very steadily and four up and seven to play, all seemed over. Then Mr. Tolley in one moment cast aside his lethargic mood and was up and at it. Like Mr. Jos Sedley, he is "very terrible when he's roused," and now he *was* roused. A grand four came at the Sea hole and a two at the fourteenth, and the four holes had melted to one. That one went at the fifteenth, where Mr. Tolley recovered splendidly from behind the green and Mr. Gillies had a dreadful putting lapse. At the seventeenth Mr. Tolley got a three, and it seemed as if nothing could stop him. He hit a badly hooked tee shot to the last, but recovered by a great pitch high over the clubhouse on to the green. Mr. Gillies, who was over the green in two, played just as fine a pitch back as ever I saw, from a most difficult spot with very little room "to come and go on." He nearly holed it but not quite, and Mr. Tolley had two for the match. His first putt was rather short, but he would almost inevitably have got his four had not the ball settled down in a little hole. He tried to putt it, whereas he would have had a better chance with some lofted iron club. The ball jumped out of the hole far to the right, and Mr. Gillies was saved out of the very jaws of death. He showed his gratitude to Providence by playing the nineteenth hole perfectly.

The final, though most interesting, was less full of these hairbreadth escapes and stupendous recoveries. Mr. Gillies had exactly ten minutes to eat three mouthfuls of buttered egg and drink a cup of coffee before he had to go out again. He was most emphatically to be pitied, but I think there should be a little pity left over for Sir Ernest Holderness, who had had to kick his heels for an uncomfortably long time between his two matches. Once Mr. Gillies got his nose in front he always looked likely to keep it there, for he was hitting the ball with a splendid monotony of accuracy and his putting touch was perfect. There was one hole that went far towards settling the match. After three holes Sir Ernest Holderness was one up. At the fourth both players were caught in the little bunker in front of the green, which had both ice and water in it. Mr. Gillies' ball was under the ice. He was preserved from the temptation to try a "fancy" shot, and sedately lifted out and played a very good pitch to near the hole. If that pitch had been rather less good, Sir Ernest would no doubt have lifted also. As it was he tried a hazardous shot off the ice and made a mess of it. So Mr. Gillies squared the match and, what was more, Sir Ernest Holderness seemed to lose a little of his steadiness thereafter. At any rate, he played the fifth and sixth badly and gave Mr. Gillies a lead of two holes that never would come back, hard as he tried. Mr. Gillies did top one tee shot and he did miss one short putt, but every other shot he played was as near perfect as might be.

Sir Ernest Holderness has now won this tournament four times in six years. It is a great record even for a champion. As for Mr. Gillies, it is impossible to say too emphatically or too repeatedly how delighted everyone was at his success. To beat Mr. Tolley and Sir Ernest Holderness in two consecutive rounds with only ten minutes between them is something of which anyone, amateur or professional, might be proud. He played as he did on his best days before the war.

LENIN'S TOMB

By Sir Martin Conway, M.P.

LENIN'S tomb, in which I am not sure whether he is or is not buried, will no doubt be the scene of commemorative ceremonies next Wednesday, which will be the first anniversary of his death. It stands in the great Red Square of Moscow up against the battlemented wall of the Kremlin. At the foot of this wall it is intended to bury the leaders of the Revolution, and several of them have already there been deposited in a lengthening row. The Square is the great place of assembly toward which processions converge on the occasions of the many celebrations organised by the Soviet Government. It is an imposing site. The long red brick battlemented wall of the Kremlin, broken here and there by great towered gateways of fantastic architecture, closes one side of it. Along the opposite side is the huge bazaar where, in old days, multitudes of merchants disposed of their goods. One end is blocked by the large, but ugly, Historical Museum, with an entry on either side of it. The other end is occupied by the fantastic assemblage of towers and domes, closely clustered together and brilliantly painted in many colours, which forms the Cathedral of St. Isaac. Amid this curious assemblage of strange architecture Lenin's tomb is not out of place. Its unlikeness to any recognised type of building brings it into harmony rather than discord with the buildings about it. It is, however, only a temporary structure, and is intended hereafter to be replaced by a more monumental edifice, designs for which are being made at the present time by a number of architects.

The existing tomb is of wood, and, I am told, its design is supposed to be derived from old Russian wooden buildings; though where such buildings are to be seen, or what representations of them may exist, I have been unable to discover. The only kind of building of which I was reminded by Lenin's monument is ancient Egyptian. There exist a certain number of stone sarcophagi of the Pyramid period which obviously represent wooden houses, and the same kind of structure is imitated in the false doors of Ancient Empire *mastabas*, and is depicted in paintings on walls within the chambers of such tombs. From these records we are enabled to conclude that the old Egyptian wooden buildings were diversified externally by a bold kind of panelling, including a series of recesses. It seems to me more probable that the architect who designed Lenin's monument had ancient Egyptian traditions in mind rather than ancient Russian. Probably the monument includes some kind of chamber, but the body of Lenin is not, or is not intended to be, buried within it. What we see is, rather, the base planned to carry the sarcophagus on its summit than a sepulchral chamber. The proportions are certainly good.

Lenin's tomb is not altogether an isolated phenomenon. It takes its place alongside of the novel and peculiar scenery of the Bolshevik Theatre and a number of similar examples of the new type of decorative art which the artists of Russia are devising. I was particularly struck, for instance, by a very curious noticeboard stuck up in a public building, which resembled nothing I have ever, seen in the world, and yet possessed a highly decorative quality. It asked the public a series of questions, and offered them a box in which to put their answers. The questions were pointed to by radiating hands, each at the end of a rod, and the box was neither rectangular nor horizontal. I have seen something like these hands in the decorative sculpture of Egyptian Akenaten's days, or the suggestion may have come from a Tibetan picture of Avalokitaswara with a hundred hands. I came away from Russia with a conviction that an entirely new style of art exists there in an embryo state. It is allied to Post-Impressionism, but I have not seen anything in any other country exactly or, indeed, remotely like it. It would need many illustrations to give any idea of it to a reader, and they are not to be had. Lenin's monument must, therefore, stand as the only available example of this new school.



THE TOMB OF LENIN.

LONDON STREETS AND THEIR RECENT BUILDINGS.—XI

THE CITY.—II

By Professor C. H. Reilly.



A VIEW LOOKING ACROSS LONDON BRIDGE TOWARDS THE CITY.
Fishmongers' Hall on left. Adelaide House (Sir John J. Burnet, A.R.A., and Partners) on right.

To see the newest work at its best and boldest and to form some opinion of what the City will be like in another twenty years, when all the main streets are lined with structures 80 feet high and with big roofs above that, it is best to approach it from London Bridge, On the left you have Fishmongers' Hall, a restrained and graceful little early nineteenth century building to remind you what the best of the older work was like. On the right you have rising up, and possibly finished before these words appear, the great block of Adelaide House, designed by Sir John Burnet and his partners. This is going to be a very striking building of a very welcome severity. It is a massive rectangular pile, some 120 feet sheer from the river to a great cornice. Although constructed of steel, there will be nothing thin or cardboard-like in its appearance, which is the danger of all steel-framed structures. The reveals and returns are everywhere strong and plain. The whole building, if, with its disregard for human graces and weaknesses, it is rather a Robot among office blocks, will form a great massive pylon to the bridge; and if, some day, Fishmongers' Hall must be sacrificed to provide its fellow, may it be by the same hand or hands!

With the strong yet simple mass, then, of Adelaide House in the foreground, we have, straight ahead, an equally tall pile with a central tower of two storeys in addition, and a symmetrical piece of red Italian pantile roofing on either side, then a sheer drop of 80 feet. This mass is backed up by two slightly lower side masses, each with the similar pantile roof, one curving up King William Street in one direction and one towards Gracechurch Street in the other. The walls are pretty clean, with regularly spaced windows, and the whole mass stands on a high plinth of strong columns, the Guardian Assurance Company occupying one half and the ubiquitous Lloyds Bank the other. In the distance, coming over the bridge, it is all very effective. You feel, with the high buildings in front of you filling the view, that you are indeed entering a land of solid promise. When, however, you get nearer, you see that this great central structure, unlike Adelaide House, is of paper-like architecture. It has the thinness of so many New York buildings of the baser sort, where the walls are only the minimum thickness to reach from floor girder to floor girder, and, what is worse, they *appear* to have only that thickness. Apart from this result of speculative building, the mass by its outline well commands its magnificent site and is much enhanced by the foil afforded by the black granite statue of William IV on its high pedestal immediately in front of it.

Looking round from this point, there are new buildings in all directions, but all with the curious bull-nosed corners London street improvements inevitably produce. To the architect, the square, sharp, right-angle corner is infinitely preferable, but these blunt round ones have now become as much a feature of new London as the mansard roofs of the Building Act. If we turn to the left and stroll down King William Street towards the Bank we pass one new palatial block after another. They each stretch from alley



LLOYDS BANK, KING WILLIAM STREET.
H. L. Anderson.



NO. 49, MOORGATE.
Richardson and Gill.



NATIONAL BANK OF EGYPT, KING WILLIAM STREET.
J. Macvicar Anderson and H. L. Anderson.

way to alley way, and so form big independent palaces which can be judged as separate entities. Unfortunately, none is very good. All are over-complicated, with too great a variety of windows, one would think, either for good lighting or for economy, and too little restfulness for anyone with any peace in his soul. How much happier for work was the dirty old plaster King William Street of twenty years ago! Yet one must admit that the general effect is now one of opulence. One used to have to wear a tall hat in the City to produce this; now, instead, one emerges from a rich structure which looks as if it might have a Turkish bath in the basement and a vaudeville entertainment on the roof. Of these buildings one can only say that the great Comptoir National is the gayest and the Australian Mutual the most ornate. The London Assurance block is a little quieter, but, somehow, it manages to achieve the impossible by making good Portland stone look like poor terra-cotta. It does this, I fancy, by its endless repetition of small-scale ornament. The last of the palaces is the most sombre—the big colonnaded block of the Scottish Provident Institution facing the Royal Exchange. This, with its long curved range of columns over heavily rusticated arches, has a certain dignity, but the architect has seen fit — in some mood of pessimism, one imagines — to combine with his big order the decadent Byzantine detail of the decline of the Roman Empire. Did he feel, I wonder, that his clients were the last of the true Romans?

The problem of making great buildings dignified without being pretentious, which is largely the City problem, will be solved, I think, partly by the help of financial stringency and partly by steel construction. It has been pointed out, however, how the latter tends to make a building look thin. Most of the new buildings in the City would look much better if they exhibited a little elegant leanness; though a few, like the great one opposite London Bridge, already show their bones somewhat too clearly. The most successful compromise I can find in this connection is two big new buildings in Moorgate by Messrs. Richardson and Gill, one numbered 49, Moorgate and the other, a little farther out, on the same side of the street, called Moorgate Hall. Both are long façades in which the horizontal character of street architecture is well emphasised by the long horizontal lines of cornices, continuous balconies, and the like. Both buildings, too, have a simple scheme of fenestration which must make them both well lit internally and easy to divide into separate offices. In addition, they do not look thin, although they have no unnecessary and expensive columns as adornment. The secret lies, I think, in the good reveals to the windows and the way certain windows are grouped together one over the other as a sufficiently important feature. In 49, Moorgate Street three of these features form the main scheme of the composition—an idea which has since been used with success by Mr. Curtis Green in his charming little motor shop in Duke Street. To Professor Richardson, however, must be given the credit for first finding so simple and effective a method of decorating a long front. These buildings of his and his partner's exhibit almost the same care for mouldings and their proper decoration that Mr. Davis's do. They are among some of the best new work to be found in the City.



MOORGATE HALL, MOORGATE STREET.
Richardson and Gill.

CORRESPONDENCE

THE ST. GEORGE EXPEDITION TO THE PACIFIC.

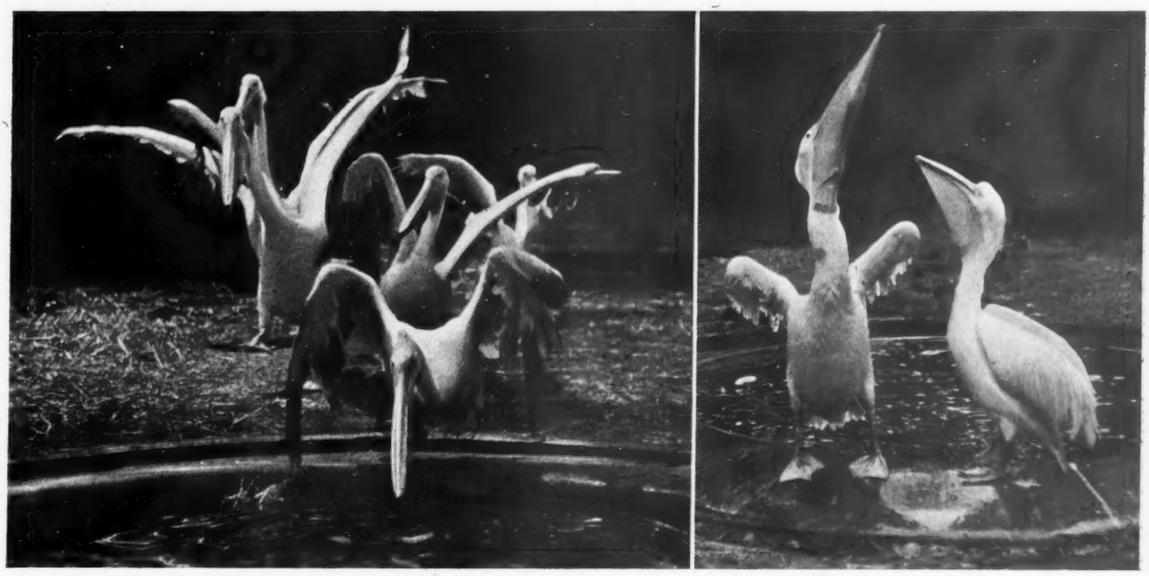
To the Editor.

Sir,—I think your readers will be interested to hear the results obtained by the St. George Expedition to the Pacific since leaving England in April this year, and am therefore sending a brief *résumé* of our work which has been accomplished up to the present. We touched at Madeira and Trinidad on the way out, and spent a short time in the Canal Zone both at Colon and at Balboa. At all these places we were surprised and delighted by our cordial welcome from scientists and Government officials. The aims of the expedition were already known to most of them, and their sympathy with all our projects was very sincere. It is the scientists who live in these tropical countries who can best appreciate an expedition to collect scientific material for the British Museum. All those who are out here engaged upon various branches of science see the urgent need of larger and more comprehensive collections of classified material to help on their work. In every direction are lands which have not been scientifically exploited, and any of these may hold the key to the cypher which is obscuring our knowledge in some other part of the world. Our British colonists especially appreciate a British expedition, because they see other countries making strenuous efforts to obtain specimens for their national museums, and they cannot understand why England, whose large colonies give her a greater responsibility in the matter, should be content to stand aside and allow others to carry out the work which she is shirking. After Panama we left civilisation, and visited several groups of interesting islands of the Eastern Pacific, making as large a collection of specimens as was possible in the time allowed for each group, and supplementing our collections by good series of films, photographs, sketches and notes. We first visited Isla del Rey, one of the Pearl Islands, forty miles from Panama; and Gorgona, off Colombia. We then spent some time among the islands of the Galapagos group, visiting James, Indefatigable, Charles and Albemarle. Thence we sailed to Cocos, but weather conditions were so unfavourable that we could only put in two days there; we intend to make a further attempt before our return to England. We next visited Coiba, about 200 miles south-west of Panama; and Tobago, ten miles off Balboa. While at this last island we received a cable from England to the effect that much interest had been aroused by the discoveries made at Gorgona by our ethnologist, Mr. Hornell; and that the authorities at Kew considered the collection of botanical specimens from the same island of such value that it was desirable to return and make as complete a collection of material as possible. We accordingly returned to Gorgona for a second visit, which is just completed. The archæological discoveries referred to are series of rock carvings among the boulders of the eastern shore on Gorgona. They are crude in workmanship and design, and some of them show signs of great antiquity. They represent what appear to be sun-gods and stepped pyramids; monkeys, birds and human faces. There were no scripts among them. The origin and meaning of these carvings are unknown to the Colombians who are working some plantations on Gorgona; neither could the better-educated officials from the mainland enlighten us as to their history; they considered them the work of Indians and very antique. Pottery and stone implements were also found. A paper on these discoveries has already been published by Mr. Hornell. Some of the carved rocks were transported to the yacht, and have now been shipped to the British Museum. A zoological collection has been made on each island, comprising mammals, birds, reptiles, marine fauna (marine worms, zoophytes, sea-slugs, etc.), insects and other invertebrates. Part of this collection has been despatched to the British Museum. A collection of geological specimens has also been made. Unfortunately, our botanist was forced through ill-health to return to England from Panama, but botanical specimens have been collected by various members of our party. The next part of our voyage lies further afield, and we are making preparations to leave shortly for the South Pacific, the Marquesas and the Paumotus, and thence to Tahiti.—Evelyn Cheesman.

THE PELICANS' FEAST.

To the Editor.

Sir,—The decorous attitude of the flamingoes feeding shown in the illustration in your issue of the 27th ult. has prompted me to send you two photographs of what is about the most gluttonous spectacle in the "Zoo," that of the pelicans feeding. The crowds congregate round the lions, bears and sea-lions at meal times, but the pelicans are somewhat neglected, though the mad rush from their pen to the pond in which the fish are placed, the extraordinary speed with which the pond is emptied, and the frantic attempts to swallow the surplus lodged in their gullets, are most amusing. Occasionally one or two birds will scoop the pool and, getting far more than their share, will be unable for some moments to bend their necks; I have even seen one attempting to coax down the fish which bulged out his neck by rubbing it against the body of another bird. Photographically, these records are difficult; there is rarely good light in the pen, and the movements of feeding require so short an exposure as 1-500 sec.; when racing to the pond, or flapping their wings to dry themselves, or as a gentle aid to digestion, 1-1000 sec. is required, if movement of the wing tips is to be avoided.—A. H. Hall.



FOR THE FISH WE ARE ABOUT TO RECEIVE— —WE ARE TRULY THANKFUL.

ROOKS AND WALNUTS.

To the Editor.

Sir,—In reply to the query in your issue of the 3rd inst., as to what rooks do with the walnuts they gather in the green outer husk from the tops of walnut trees, I have frequently observed them through field glasses; when they have gathered a walnut they carry it down to the ground and peck at it until they strip off the green flesh. This is usually a long process. When the last piece of husk has been removed they hammer the shell against a stone until it breaks, when they proceed to eat the nut.—Violet M. Chapman.

WHIP AND SPUR.

To the Editor.

Sir,—I am extremely glad to see so well known a critic as "Philippos" supports me in his aversion to the whip as a punishment in racing, and the use of the sharp spur in steeplechasing. He even goes further. He says that nowadays no decent jockey abuses either. That being so, it should be all the easier for the Stewards of the Jockey Club and the N.H. Committee to pass the formal resolution standardising the whip and abolishing the sharp spur. Were these rules passed, they would have far-reaching effects, not only in the United Kingdom, but in our Dominions and Colonies and, perhaps, throughout the whole racing world. I do not think there can be many racing men who have not sometimes seen the whip misused, or horses returning to scale with their flanks needlessly cut with the spur. I must thank Mr. Colin Campbell for calling my attention to what must have been an ambiguity in my article. My remarks as to whip and spur dealt, almost entirely, with the schooled horse, and not with training. I never intended to lead anyone to suppose a horse must never be hit with the whip or touched with a spur. The two examples he gives, however, do not seem to me to be very good ones. If a horse rears, he may certainly be cured by hitting him over the head. But surely a better way is to remove the cause, if possible. "Suaviter in modo, fortiter in re." As to refusing, determined horsemanship with a strong pressure of the leg in the right place and at the right time, aided with a blunt spur, is, in my opinion, as efficacious as anything can be, especially if combined with a good warm up around a field first.—M. F. McTaggart.

FOX RATCATCHERS.

To the Editor.

Sir,—John Gaunt, the Derbyshire rat-catcher, who first used foxes to hunt and kill rats, has just died at Belper at the age of seventy-three. He had a secret of his own to draw rats together, but he never divulged it so far as is known and so it died with him. It would be interesting to know what the secret was? I wonder if it is known to anyone.—Thos. Ratcliffe.

ROMAN BRONZE WORK.

To the Editor.

SIR,—Specimens of Roman cauldrons are sufficiently rare to make the one here referred to of interest to many readers of COUNTRY LIFE, while the place it came from, the Catterick of Ptolemy, the Cateractonium of Antoninus' Itineraries, and the Cataracta of Bede, is full of interest to all students of Roman Britain. By the kindness of Sir Henry J. Lawson, Bt., of Brough Hall, Catterick, Yorkshire, this magnificent piece of Roman bronze work has been placed on loan in the Yorkshire Museum, York. It was discovered during the reign of Charles I at Thornborough, the site of the Roman fortress, as one of the tenants of one of Sir Henry J. Lawson's ancestors was ploughing, and contained a large quantity of Roman bronze and silver coins, many of which were sent to the King, and others were distributed locally. There are still specimens at Brough Hall. In the time of Cromwell the Brough Hall estate and the contents of the Hall were confiscated, but later returned on payment of the sum of £9, and the cauldron has remained there since. At some period it has had a hole made in it for a tap, when, no doubt, it was used as a boiler for brewing purposes. The dimensions are as follows: diameter of top, 1ft. 8½ins.; of the middle, 2ft. 3ins.; greatest circumference, 6ft. 11ins.; circumference of outside rim, 5ft. 10½ins.; height, 18ins. There are three equidistant plain, straight handles about 2 ins. below the rim, about 4½ins. in length.—WALTER E. COLLINGE.



A ROMAN CAULDRON.

TWO CHINESE SCENES.

To the Editor.

SIR,—You may, perhaps, care to see these two photographs of scenes in China. One shows a bamboo car on the Swatow Light Railway which connects Swatow with many villages some twenty miles inland. It is mainly used by the Chinese, but Europeans use it a great deal at week-ends for shooting expeditions. The coolie propels the car by means of his foot. The other picture is of a Foochow pole junk at Pagoda Anchorage on the Min River.—R. J. SAUNDERS.



ON THE SWATOW LIGHT RAILWAY.



A FOOCHOW POLE JUNK.

THE COST OF HUNTING.

To the Editor.

SIR,—As a hunting man of many years' standing before the war with several of the South of England packs, but having also had no opportunity of returning to it from abroad until possibly now, I am writing as an old reader of your paper to ask you if you could give me some detailed and useful information on the following points. I had the misfortune of losing many old-time hunting friends in the war and having no reliable sources now from which I can get the facts that I want, it occurred to me that you might perhaps enlighten me or put me in the way of gaining such information. (1) What is the cost of upkeep per horse for the season, exclusive of stabling and stablemen, that is, for complete cost of feeding and such-like cost, in southern packs like the Blackmore Vale, Cattistock, Moorland packs, etc.? (2) What are the current wages of a *good* stableman per week these days? (3) What is the present-day standard of subscription per horse for such classes of packs as I mention? (4) What sort of price has been lately asked for 38–40lb. oats per quarter and good hard meadow hay per ton and wheat straw for bedding?—F. S. NORMAN BINGLEY.

[Rates may vary, but the following figures may be accepted as being approximately those now prevailing: (1) Rough cost of upkeep of horse, excluding wages and overhead charges, 30s. a week, to include bedding and medicine. (2) Good stablemen draw 40s. to 45s. a week. (3) Rate of subscription for non-residents, £20 per horse, generally speaking. (4) Last year's oats, about 38s. to 42s. a quarter. Grey winters should be bought after Christmas, 34s. Canadian very good, about 38s. Meadow hay, about £7 a ton delivered. Wheat straw depends a lot on the county, but should be bought at £3 10s. a ton.—ED.]

OAKS THAT SHOOT AT CHRISTMAS.

To the Editor.

SIR,—I have an oak in my garden, originally part of Epping Forest, which comes out red in spring almost like Q. coccinea in autumn and gradually turns to green. A nurseryman at the Horticultural Hall told me he had seen one in France some forty years ago. It carries acorns about once in every four or five years, and I have some hundreds of its seedlings in Wales, with what result I do not as yet know; but if the tree is really rare I shall be grateful for information.—D. WINTRINGHAM STABLE.

MID-WINTER FLOWERS.

To the Editor.

SIR,—It is small wonder that this little Isle of Avalon was made famous in "Morte d'Arthur," although the spelling is more generally given as "Avilion." If we cannot claim total exemption from frost and snow, we have so little that the rising generation have never seen a pair of skates or a toboggan in use locally. This season has been even milder than the average, and within four days of Christmas portions of one of our local woods, where the undergrowth was cut down last, were carpeted with primroses—not merely one or two here and there, but quantities of them. The only difference noticeable in the flowers is in their shorter stems, and that they are quickly attacked and eaten by insects or something else. The perfume is delicious, and one is at once carried forward over the next three months and transported into spring by inhaling it. Dog violets and ground ivy are also in flower, but only a few here and there. My daughter was busy gathering a bouquet of spindle and iris berries, whereas mine consisted of primroses, violets and ground ivy, and at every step we rustled the carpet of dried leaves.—ERNEST A. LITTEN.

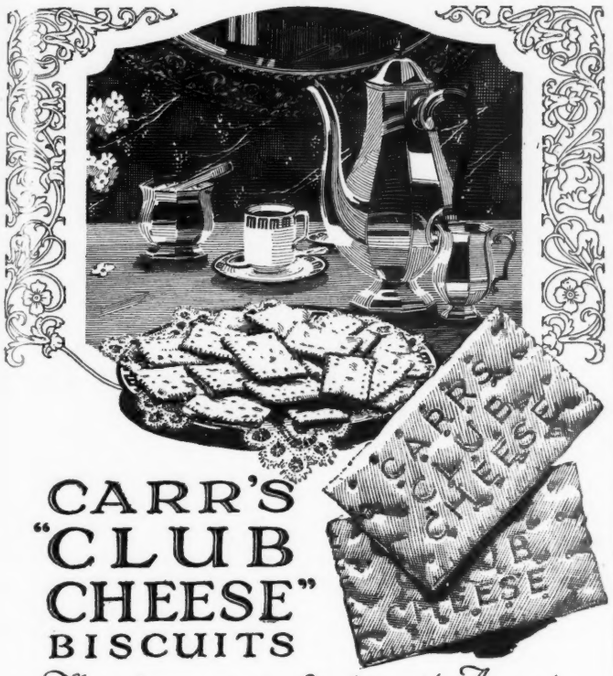
THE TERRIER'S TRANSPORT.

To the Editor.

SIR,—I am sending you a photograph of the Rufford Hunt terrier to show how he is transported from place to place. The box is well ventilated, and he travels by car in greatest comfort. Car and terrier are the property of the Master, Mr. T. L. Bradley.—H. BARRETT.



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GETTING READY FOR FLAT RACING IN 1925

SOME OF THE MORE IMPORTANT ENTRIES.

REMEMBERING the remarkably fine coup brought off a year ago with the French horse, Sir Gallahad III for the Lincolnshire Handicap, it is scarcely surprising that entries (recently published) for the race on the March 25th should have been scrutinised with more than usual interest. Sir Gallahad III is now at the stud, and thus there never was any question of his name cropping up again. Even a year ago when the entries first came out he was not seriously thought about, at least, not in this country. It was only when the weights were announced that his French connections became aware that the handicapper had taken an altogether too generous view of the proved capabilities of a horse that was representative of the best classic form. He won, as you know, very easily, and in that important sense justified the heavy wagering over him.

We see in the new entry the name of the French-bred Tapin. This horse also is a winner of the French Two Thousand Guineas —the Prix d'Essai des Poulains—and after what happened last year it is quite certain that Tapin will find himself given something more than Sir Gallahad's lenient weight of 8st. 4lb., if only for the reason that this time there is no Epinard in the entry to keep the weights of all others down. Apart from Tapin the ten or so other French entries do not seem to be an impressive lot. It may be that Golden Hope, a horse with a very English name entered by M. Jaques Wittouck, a prominent Belgian owner, has the best credentials. He was a smart winner at Deauville as a two year old and again as a three year old. I have no doubt, however, that these facts are known to the handicapper. I imagine the official rather hated being caught last year over Sir Gallahad III.

Apparently the day has gone by when owners set out to win this handicap with a three year old. It is the rarest thing now for one of that age to go to the post, and this year not even one has been put into the entry of seventy-three.

Considering that the bulk of his horses are trained at that elaborate establishment at Poissy, near the Forest of St. Germain in France, it is astonishing with what freedom Mr. A. K. Macomber supports racing in England. I have looked with amazement at the numbers he has put into our classic races. Our most important owners have been outnumbered, and what his entries and forfeits must amount to in a year, here and in France, only the owner and his manager can possibly know. They must represent a fabulous amount in the aggregate. Now for the coming Lincolnshire Handicap he has entered no fewer than five, including Parth, who has always been trained in this country, and a very moderate horse called Carryduff in the same stable. The others, however, are from the other side, and, as Parth is likely to be top weight, if Mr. Macomber be destined to win the race it will probably have to be with one of the French trained ones.

Mr. Sol Joel is the only other owner to have five horses to his name, but two of them are the now aged Evander, who ran second last year to Sir Gallahad III, and the most erratic Pondoland. Without these two no handicap of any importance would apparently be in order. Last year Pondoland broke a horribly long losing sequence by winning the Anniversary Cup at Sandown Park, and I then heard Mr. Joel remark that one way and another the horse must have cost him £10,000, even allowing for the excellent performance he put up as a two year old. A rich man's toy, to be sure, which is to be exploited apparently for another season. It may be the owner intends his new trainer, young Walter Earl, to have every chance of showing what he can do with these horses.

On the whole they are a moderate lot of horses in the Lincoln race and it is quite true that if the race did not occur in the opening week of the season it would attract no more than passing notice, instead of which writer and reader are inclined to sicken of it by the time the day is reached. The City and Suburban has a far better look, with distinctly better class represented. For example, Lord Derby has entered his two best horses, Pharos and Sansovino, the one second to Papyrus for the Derby, the other the very brilliant winner of last season. Sansovino was probably never as good later in the year as he was on that day when he won with astonishing ease. Let us hope the long rest and Mr. Lambton's skilful training will bring him to his best again. I shall be curious to note how he will be handicapped. though Pharos looks a good thing, I should say, to be at the head of the handicap. Only one three year old has been put in this race, and that one curiously enough—Phalaris—also comes from Mr. Lambton's stable. This colt did extremely well for Mr. Arthur James and cannot be far from the few top sawyers.

Lord Derby has taken a big chance for the Manchester Cup, which is as remote as June 5th, since Pharos, Sansovino, Sierra Leone, Highbrow and Conquistador stand to his name. There, for a certainty, is an array of talent. Conquistador is a big chestnut colt by Stedfast and was very little raced as a two year old. His trainer must always have had his career as a three year old in mind. Sansovino has been entered all over the place. We find him in the Coronation Cup at Epsom along with Pharos, and, of more importance, in the Ascot Gold Cup entry. Pharos has no pretensions to get two miles and a half, which accounts for his absence, but with Sansovino it is different. If as a four year old he can gain premier Cup honours then, indeed, he will have gilded the reputation he created at Epsom. Conquistador and another late-maturing three year old named Cimmerian are also in the Gold Cup entry.

Buchan, for Lord Astor, once came in first at Ascot, only he had to be deprived of honours in favour of Tangiers. This year St. Germans will doubtless have to be his champion. He and Bright Knight are in Lord Astor's name, but St. Germans is the one the public will look to this year to win more high-class races. I am satisfied that he is a genuine stayer, and possibly I may not be wrong in supposing that the plan of campaign where he is concerned is to go for the Gold Cup and then the Eclipse Stakes, failing one of Lord Astor's three year olds being capable of representing the stable in the latter race.

It is a very excellent entry for the Gold Cup, and though many fail to survive the rigours of a Cup preparation, we may, nevertheless, hope for the best where St. Germans, Sansovino, Salmon Trout, Polyphontes, Plack, Bright Knight and one or two other notables are concerned. The name of probably the best two year old colt of last season, Picaroon, catches the eye, but only infrequently do three year olds have anything to do with the destination of the trophy, though the weight for age scale is by no means against them. Still, should Picaroon meantime gain classic honours, as it is hoped he may, then it will be time enough to think of him as a Gold Cup winner when he is a four year old.

Apparently, there is some hope of training His Majesty's Knight of the Garter, as I note he has been put in the King George Stakes at Goodwood. His case is rather an unusual one. The horse was really fancied quite a lot for the Derby until, just on the eve of it, he developed that insidious trouble known as heel bug. Instead of yielding to the ordinary treatment it crept into the sheath of the tendons and set up most serious inflammation, which, of course, prevented the horse being worked. Richard Marsh's patience and care have brought him round to such an extent that there are great hopes that he will stand more racing. This is most sincerely to be hoped, as I am sure he is a high-class horse.

Crowds of races, the entries of which catch the eye on looking through the "Racing Calendar," are now closed, including many for two year olds. Great numbers of young horses appear to be in training, even more than usual. It is particularly interesting to note those put in the Gimcrack Stakes. Apparently, quite a number of owners are seeking the distinction of making the next "Gimcrack" speech. They include Sir Charles Hyde, who was successful with Game Shot last August. This time he has taken three chances, with Brazen, Damozel and Bayford. Each cost him a lot of money at the Doncaster yearling sales. Damozel is the chestnut filly by Swynford from Rectify for which he asked readers of COUNTRY LIFE to suggest an appropriate name. The filly was bred at the Sledmere stud and was considered by many good judges to be the best of the lot, though she did not make the most money, and I do not think that Mr. Lambton, who buys for the Aga Khan, thought her the best.

Sir Edward Hulton, who has won several Gimcrack Stakes, Lord Barnby, the Aga Khan, Mr. J. B. Joel and his brother, Mr. Sol. Joel, as also Lord Woolavington, Mrs. Whitburn and Mr. James White have made several entries each. Actually, Mr. Sol Joel is the largest individual subscriber with six, and then comes the Aga Khan with five, which, collectively, cost him a small fortune. His horses are sure to win him a great many races next season. The entries tell us what very considerable hopes his trainer, Mr. R. C. Dawson, has.

This week-end the entries for the Grand National Steeplechase will be known, and I have no doubt they will represent a motley crowd most of them with no pretensions to getting even once round. Conjuror II, last year's short-priced favourite, is no longer trained by Coulthwaite at Hednesford. He is in the Hon. Aubrey Hastings' stable at Wroughton, which establishment will be responsible for a number of entries. At the end-of-the-year meeting at Newbury about three weeks ago I chanced to see this horse in the paddock. He would have run had the going not been so dreadfully heavy, but as it was the horse was just given a sight of the paddock. He is naturally a light-fleshed sort, especially when trained, but he may never have been so big in condition as he is now. It is the right way to have a horse which is about to undergo most strenuous training and racing for two or three months ahead. The trainer has plenty to work on.

Conjuror II is too split up ever to be handsome. I have noticed the same thing about lots of fine jumpers. Covertcoat most certainly was so, and in addition his hocks, which were very low to the ground, seemed to bend outwards when he brought them into use. Fly Mask, second for the Grand National last year, and a horse with a very big chance if all goes well with him this year, is no beauty. He seems to have a weak middle piece, but then, he has two wonderfully fine ends. I suppose that, as usual, directly the weights are out we shall have many of the prominent horses on show.

PHILIPPOS.

THE ESTATE MARKET

AN HONOUR TO AUCTIONEERS

THE PRINCE OF WALES has just signified his intention to inspect the new building of the Auctioneers' and Estate Agents' Institute, situated in Lincoln's Inn Fields, on the afternoon of Wednesday, January 28th, and formally to declare the premises open. Illustrations and descriptions of the new structure have been published in COUNTRY LIFE, and, on site, building and equipment, the Institute has spent approximately £70,000.

It may be recalled that, not many months ago, His Royal Highness opened the College of Estate Management, housed in one of the noble old residences on the south side of Lincoln's Inn Fields. The Prince's interest in the two new features of the historic Fields may be regarded as a signal honour to the profession.

MEDIÆVAL PASSAGE AND GARDEN

A SUBTERRANEAN passage connects the Priory Farmhouse, Harrow Weald and Bentley Priory. The house is now a first-rate residence and is to be sold by auction, by Messrs. Knight, Frank and Rutley. In an old history of Middlesex the farmhouse is mentioned as having been given by Henry VIII to one Dinsford who was probably a courtier, whom he rewarded at the expense of the dissolved monasteries. Like other historical buildings it has seen changes. A former Duke of Abercorn made his home at Bentley Priory, and another distinguished tenant was Queen Adelaide, wife of William IV. She survived the King for many years, and lived and died there. Judging by the size and imposing appearance of the farmhouse and surroundings, the Priory must have belonged to a wealthy order. The old fruit and vegetable garden is preserved, much as it was 400 years ago, and is surrounded by the original wall.

Following the death of Sir George Haysom, The Welkin, Lindfield, will be offered by Messrs. Knight, Frank and Rutley, in conjunction with Messrs. T. Bannister and Co., in the spring, unless a buyer is forthcoming in the meantime. The old Sussex village of Lindfield is well known for its cluster of Queen Anne and Georgian houses interspersed with Elizabethan structures. The Welkin stands in 20 acres of gardens.

Wereham Hall, Stoke Ferry, Norfolk, a residential property of over 30 acres, is to be submitted during the season.

At Hanover Square Messrs. Knight, Frank and Rutley (in conjunction with Messrs. Cross and Cross), have just submitted Lower and Upper Hale Farms, Edgware, by auction. They sold two of the three lots, 22½ acres, for £12,500.

SCOTTISH FARMS AND FISHINGS.

MRS. E. R. HAY NEAVE has decided to dispose of the greater portion of the Carpow Estate, Abernethy, Perthshire; four farms in the Carse of Gowrie, forming the Leys estate; the outlying lands of Mugdrum, around Newburgh, Fife, and the farm of Randerston, near Crail, in the same county, the total acreage being 1,880 acres. The sale is in the hands of Messrs. Knight, Frank and Rutley, and a feature is the net salmon fishing at the mouth of the Earn, practically the only nets not controlled by the Tay Salmon Fisheries.

Two publications, both of high excellence, must be referred to—the "Business, Sporting and Official Diary for 1925," and the new number of the "Kentish Estates Journal," emanating from the Hanover Square and Ashford offices respectively, of Messrs. Knight, Frank and Rutley. The Diary supplies more than all the information that a country landowner is likely to want to carry about with him, and its utility will, perhaps, best be proved if he happens to get away from his own neighbourhood and wants to know about sport and accommodation, and so forth. The diary proper is of paper that makes the work of a modern Pepys pleasurable.

THE UGLY BUNGALOW.

THE other publication covers mainly the Kentish Estate Market, and records a good demand for most classes of landed property, but notes that: "There has been continued activity in the erection of small houses and bungalows, many of a very poor and undesirable type, and sadly out of harmony with the surroundings in which they have been built." That is a growing complaint, but owners who sell outlying sites can guard against the evil by reasonable restrictions, as to the quality and type of structure to be built.

There is, however, the difficulty that so many buyers will not touch sites subject to restrictions. For example, Messrs. Bidwell and Sons, speaking of the Estate Market in and around Cambridge, assert that "the demand for really small *unrestricted* plots of freehold building land has been very good and there are signs that it is increasing. This demand is, of course, in part, from speculative builders." They add, generally, that the demand for small farms of all kinds, from 50 to 150 acres, has been very keen, and this also applies to medium-sized farms, if well placed and comprising useful land. The market for large farms is still rather uncertain, although there are signs that the demand is improving, and investors are considering the question of again buying land for investment purposes.

ST. AUDRIES: RE-SALE.

WHEN the sale of the St. Audries estate in Somerset was recently announced in the Estate Market page of COUNTRY LIFE it was understood that a re-sale might follow. The arrangements for this have just been made by Messrs. Densham and Lambert, who will, at Minehead on February 11th, offer the Tudor seat and almost 1,000 acres in one or more lots. As it stands St. Audries is a complete and self-contained estate, and its situation is as fine as any in the West of England. It would be a pity to see it broken up.

Since their recent auction Messrs. Hampton and Sons have disposed of all the Westbere freehold known as The Oaks, on the Canterbury-Ramsgate road; the Ponds Farm property of 33 acres at Beaconsfield; Colton House and 16 acres, a Georgian property at Rugeley; many Wimbledon and other suburban residences; houses in Hyde Park Terrace and South Kensington, the latter with Messrs. Saunders and Sons; and Holmwood Park, Wimborne, 50 acres, in conjunction with Messrs. Hankinson and Son. The firm is preparing for the auction of many nice residential properties and has a long list of others available for immediate private negotiation, some at specially favourable prices.

Announcing sales for roundly £30,000, Messrs. Harding and Harding mention those of The Mount, Wilton, near Salisbury, with beautifully timbered grounds and similar country properties in Bournemouth, Bradford-on-Avon, Alresford, Sutton Scotney, Twyford, Dorchester, together with large residential properties in Winchester. They say that "Small farms, especially pasture up to about 100 acres have readily sold and although some larger corn and sheep farms have been dealt with, the demand for this class of holding is not nearly as large as we should like to see. The demand for small holdings far exceeds the supply."

BRIGHTON PROPERTIES.

THE unhappily abortive experiment of starting a National Diamond working factory at Brighton for disabled ex-service men was followed by the submission last summer of the premises by auction, by Messrs. Humbert and Flint. That firm and Messrs. Graves and Son have now sold a portion of the premises to Messrs. Schweppes, Limited, for whom Messrs. Perrys acted. Alluding to the local (Brighton) market, Messrs. Graves and Son say: "The larger residences, as they come into the market, are mostly being converted into flats, for which there is good competition up to a rental of about £150 per annum. Difficulty is now being experienced in finding tenants at higher rentals."

ESTATE COMPANIES.

JOINT STOCK companies are becoming a means of holding real estate. One or two have been, or are, in process of formation with regard to London properties, and it is understood that registrations at Somerset House include two private companies, one the Leconfield Estate Co., with a nominal capital of £400,000 in £1 shares, has Lord Leconfield as director. Compton Estates Co., with a capital of £300,000 in £1 shares, acquires the Compton estates in Northamptonshire and Warwickshire. The Marquess of Northampton is the "first governing director and chairman."

RIVERSIDE SALES.

SALES just effected by Messrs. Giddy include Hyndens Manor, Holyport, Berks, enlarged and brought up-to-date of recent years, with oak panelling, reception rooms and seven bathrooms. About 7 acres of grounds were included in the sale; "Oakcroft," Maidenhead, with 2 acres; The Orchard, Maidenhead, with grounds of 8½ acres (with Messrs. Giddy and Giddy); Parker's Hill, Sunningdale, a freehold of 6 acres, adjoining the golf links and with outlook over Chobham Common; Oakdene, Sunningdale, with 1 acre, facing the ladies' links; Sillwood Cottage, Sunninghill, an old house with grounds of 2½ acres; Kingsclear, Camberley (in conjunction with Saddler and Baker), a modern residence with 8 acres; also a number of building sites on or close to the golf links; and, at Windsor, Lake End House, Dorney, Bucks, a Queen Anne place of 4 acres; Sutton House, Colnbrook, an Elizabethan house; and Broad Oaks, overlooking Stoke Poges golf links.

Mr. Clare Vyner's freeholds in Ripon, having a rental value of £1,500 a year, will be sold on February 5th, at Ripon, by Messrs. Duncan B. Gray and Partners.

Nutfield, on the Fairmile at Henley-on-Thames, a Queen Anne and Georgian residence, is to be let unfurnished for about nine years, and should appeal to a rowing man or a golfer. The rent is only £35, with a premium of £1,000 to cover improvements, fixtures and lease. The agents are Messrs. Harrods, Limited.

The Anchorage, Newbury, a Queen Anne residence with 2 acres; and Knightsbridge House, Newbury, a Georgian residence with 9 acres have been sold by Messrs. Thake and Paginton, the latter property in conjunction with Messrs. Harding and Harding.

TWO ATTRACTIVE RESIDENCES.

CAPTAIN F. S. STOBART has decided to dispose of Dormy House, Worcester Park, and the sale has been placed in the hands of Messrs. Norfolk and Prior. It is a modern home in perfect order, standing on high ground, and containing three good reception rooms, ten bedrooms, three bathrooms, garage, stabling, chauffeur's flat and rather more than 2 acres of gardens, with a hard tennis court.

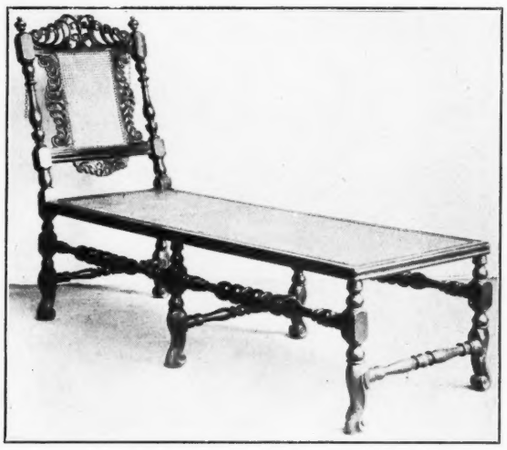
Ferrar House, Huntingdon, once the seat of the county family of that name, is for sale by private treaty by order of the executors of Mr. George Coleman, by Messrs. Norfolk and Prior. The residence, an excellent example of seventeenth century architecture, contains a beautiful old staircase, some excellent panelling and other ornamental woodwork. The grounds are well laid out, and there is a garage for three cars. A very reasonable price would be accepted, as the executors wish to close the estate at once.

The report issued by one of the oldest City firms of estate agents, Messrs. Debenham, Tewson and Chinnocks, who have also a large office in Park Place, St. James's, deals more with the principles and practice of valuation in general, and the hand of Mr. J. Seagram Richardson, the senior partner in the firm, is visible in that portion of their review. Dealing with the course of the Estate Market in recent periods he says: "Since the outbreak of the war valuers have been sailing on an uncharted sea, and it says much for the skill and care of the profession as a whole that serious difficulties have been avoided, and remarkably accurate and satisfactory conclusions have been reached." His firm have many very large transactions in building land to their credit during the past year, and in a single lot one of the chief country purchases, as well as, among Town houses (preceding the successful sale of the furniture) the beautiful old Queen Anne residence of the late Mr. F. W. Pomeroy, R.A., in Kensington Square.

Recollections of the palmy days of the Grafton Hunt will be recalled by the announcement of the sale of the residence of the late Mrs. Beers at Towcester. The furniture will be offered on January 22nd and 23rd. Mrs. Beers was the widow of the late Frank Beers, who was one of the most gifted huntsmen of his day. He succeeded his father, George Beers, as huntsman of the Grafton Hounds, at the time that the late King Edward, the Empress of Austria, the Queen of Naples, and many other celebrities hunted regularly with the Grafton. There are items of interest to sportsmen in the furniture catalogue. The auctioneers are Messrs. Jackson Stops. ARBITER.

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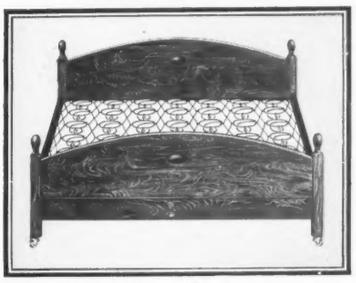
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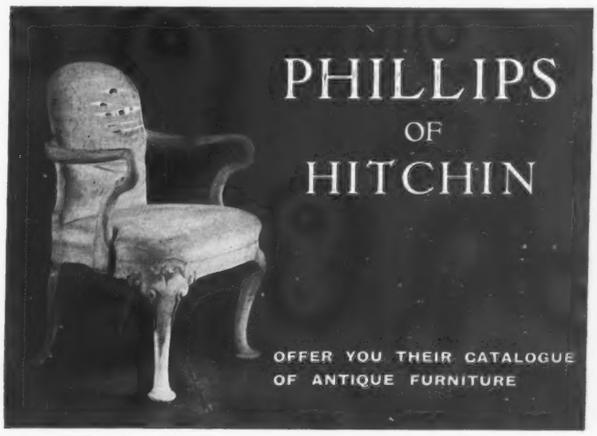
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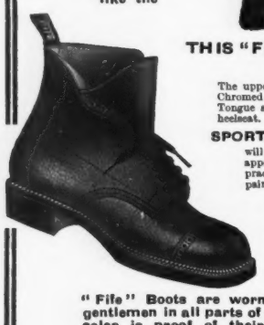
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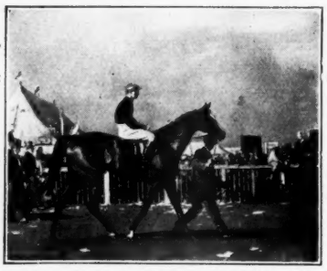
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GAME REARING IN 1925

THE IMPORTANCE OF ORDERING EGGS EARLY

ALTHOUGH the routine of pheasant rearing is well understood, there is one item which must be provided for long in advance of the actual need; that is the ordering of sufficient outside eggs to cope with whatever programme is in mind. This year, above all others, there is bound to be a huge demand for eggs.

Practically all wild-bred game has been disappointing during the season which is now nearing its end. The stocks of home-reared pheasants were the one bright spot. It is safe to predict, therefore, that with the advent of a stable Government and prospects of improved trade, much more money will be spent on rearing next season. The experience of the past season will certainly justify it.

In many districts partridge stocks will need careful nursing to restore the losses caused by the past year's disastrous storms, while as regards grouse, many a proprietor of fine moorlands who has sought compensation in the south is likely to continue the association so formed. All these influences will put a strain on pheasant production. A suggestion has been made that owners of good pheasant land, who do not themselves rear, should collect and sell the entire first batch of eggs. The suggestion is worth considering, for besides being of benefit to other shoots, the second clutches are usually more productive than the first. Those who do rear will need no reminding that surplus eggs can be sold at remunerative prices.

A FINE ACHIEVEMENT WITH LATE PHEASANTS.

Probably in no other season than that of 1924 were buyers of eggs more tempted, by scarce supplies, to try their luck with late sittings. Perhaps the following is a record :—A certain shoot was let on June 17th, and as the pheasants had been closely killed down by the previous tenant, desperate measures were taken to restore the stock. No fewer than 2,000 eggs were bought for £20, and between June 19th and 24th the whole lot were set, this alone being truly remarkable hustling. Rather more than 60 per cent. hatched off, anyhow there were 1,200 to take into covert. Shooting was not attempted till the middle of December, when two full-dress days were organised, followed by two smaller shoots. The total bag was 700, the majority fetching 10s. 6d. per brace in the wholesale market. The rest are being left for stock, next season's rearing programme being for 5,000 birds.

HOW TO DOUBLE A PARTRIDGE STOCK.

THOSE who aspire to "make two partridges grow where one grew before," will find the way made plain in "New Ways With Partridges," by Richard Page (Field Press, 3s. 6d.). Mr. Page's methods are scarcely new, but his embodiment of them into a definite system, designed primarily for the man with a small shoot, is original. Briefly his methods are (1) the rigorous extermination of vermin, (2) the prevention of in-breeding by the adoption of the Euston system, and (3) judicious feeding during the hard weeks between Christmas and March. The Euston system was dealt with exhaustively in COUNTRY LIFE by the late Mr. C. J. Cornish many years ago, soon after its inception on the Duke of Grafton's estate near Thetford. Its application to a small shoot, in the manner advocated by Mr. Page, involves no heavy outlay and demands nothing more exacting than the keenness to carry it out. Mr. Page maintains that consistent trapping throughout the winter, followed by a walk round with a gun an hour a day for a week at the end of March, will rid a small shoot of vermin while an evening walk on four or five days in the second week of May will show where the nests are. The eggs should then be collected, marked with indelible pencil, entered in a home-made register, with details of the position of the nests, and put under hens or in an incubator. Pot eggs should be substituted in the partridges' nests. As soon as the eggs begin to chip they should be restored to the nests. Thus one avoids all danger of the eggs being stolen, broken or deserted by the parent bird. Where it is impossible or undesirable to return the eggs to the nest they can be hatched and the young hand-reared in the orchard or home paddock, thus ensuring a stock of birds close to the house and therefore probably in the centre of one's territory. His estimate of the number of nests to a hundred acres is a maximum of fifteen on the most favourable land and a minimum of five on land which is ninety-five per cent. permanent pasture.

PREVENTION OF INBREEDING.

The prevention of inbreeding is a matter of vital importance. Imported eggs or birds are the obvious remedy. Eggs are in many ways preferable as they give less initial trouble and can be distributed among clutches destined for chosen parts of the shoots. The owner of a small shoot, say in the South, should endeavour to arrange an exchange of thirty or forty eggs with a friend in Yorkshire or some other county where climate and ground have conspired to breed a hardier race of partridges. This is the ideal exchange. If it cannot be attained, then the importation of eggs even from the next county is vastly preferable to the suicidal policy of introducing no new blood whatever. The imported eggs should be divided among two or three nests in the centre of the shoot, care being taken to choose those in the safest positions. When September comes the imported birds should be carefully noted and spared as far as possible. The result will be apparent the next year when a stronger, hardier race of birds will be produced, able better to withstand the cold and wet of early summer and the bleak, foodless days of January and February. Mr. Page, however, sets his face resolutely against the importation of Hungarian birds because he regards them as being extremely likely to produce sterile eggs. It is indubitably true that in certain cases where Hungarian birds have been ringed before being turned down, many have been found dead before the breeding season, while the survivors tended to breed together, the result being an appallingly high ratio of sterile eggs and weakly chicks.

FEEDING.

The feeding of one's native stock of partridges during the lean weeks between Christmas and March is a necessary part of the system, the importance of which cannot be overemphasised, particularly at this time of year. Hard frosts and lack of food will speedily undo all the good which has been patiently achieved by careful keepering and rearing. In these days of self-binders, the stubbles carry not a tithe of the fallen grain which, in the days of our grandfathers, often fed the partridge safely through the winter. All such loose grain was found and eaten by Christmas. Now there follow long, patient hunts up the hedgerows for berries, seeds, insects, anything—until the day comes when snow falls and frost binds the earth like iron. Then it is that the little grey birds creep into cover and die and the stock which seemed so promising at Christmas may shrink to a fourth of its numbers. Feeding is the only remedy. A few sacks of damaged corn or millet, bought usually at "give away" prices are all that is necessary. Thereafter the handyman should sally forth once a day with a game bag full and scatter it thinly—very thinly—up the sunny sides of the hedges, leading always to the centre of the shoot, where the food should be more plentiful. Pigeons will not raid the feed to any appreciable extent because the proximity of a hedge does not accord with their ideas of the sanctity of their persons. The establishment of permanent feeding places in the centre of the shoot is obviously the next step, but it will require much patience and take probably two or three years to accomplish. Such methods, consistently carried out, should result, in two years or so, in a really appreciable increase in one's birds and a far healthier stock. The system has the additional advantages of giving one an all-the-year-round interest in the shoot and of adding appreciably to one's knowledge of the most sporting little bird in these isles. The entire system is, of course, applicable to a large estate merely by the employment of sufficient extra labour to deal effectively with the acreage and number of birds thereon.

Mr. Page is a barrister, and writes with all the cogency and lucidity of his profession. His case for the partridge as an economic unit in the life of the country-side is an admirable and convincing piece of logic, while the book as a whole, possesses the rare merit of saying much in little, but saying it well. It is clear, forcible writing with a minimum of superfluous words. No sportsman, be he squire or keeper, can fail to understand it. All should read it.

THE NOBEL ANNUAL.

THE little shooting diary which is issued by Nobel's makes its appearance this year in a good-quality leather cover, well fitted to withstand a year's wear in the pocket. Its main appeal is as an engagement diary and very efficiently it will serve that purpose, for both in quality of paper and the space allowed per day it represents good use of the allotted weight and bulk. A dozen pages of closely printed type are devoted to an explanation of the tests to which Nobel cartridges are subjected in order to ensure their satisfactory behaviour on game. Many sportsmen will read this description with interest, the following sentence, which is taken from the text, conveying the underlying principle of the many and varied tests which are applied: "Having made and loaded by minutely standardised processes a number of cartridges; having fired a portion of this number under laboratory test conditions, and a further portion under conditions representing more or less existing field conditions, having scrutinised the results obtained and satisfied himself that they are what they should be (not only collectively but individually), the cartridge maker can—after submitting the remainder to careful visual inspection—feel justified in believing that when their turn comes for the ultimate test on game, their performance will be recorded as satisfactorily in the game bag as were those of their twin brothers in the records of the ballistic range." Copies of the "Shooter's Year Book" can be obtained free of charge from gunmakers and the various distributors of ammunition.

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Hampton's No. O.3081.—A Grandfather Clock in a finely figured Mahogany case ; the white enamelled dial has a date Calendar, minute hand and strike and silent hand, the 8 day striking movement in good going order. 6ft. 10in. high. **Reduced from** £34 10 0 **to** . **£27 10 0**

Hampton's No. O.7364.—A 3ft. wide Walnut Bureau of the Queen Anne period, inlaid with a feather banding. The interior is fitted with five drawers and eight recesses. **Reduced from** £39 10 0 **to** **£32 10 0**



O.2491

Hampton's No. O.2491.—A Queen Anne Double Chest of finely figured Walnut. Six long and two short oak lined drawers with one long drawer in the frieze, 3ft. 4in. wide, 1ft. 10in. deep, 5ft. 10in. high. *As illustrated.* **Reduced from** £49 10 0 **to** **£34 10 0**

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LORD SANDWICH'S RUM BOTTLE

AMONG the productions of Dwight of Fulham, who applied in 1671 and 1684 for patents for making stoneware, are wine bottles closely similar to the German-made type, with bulbous body, narrow neck and small handle. The sole ornament is a bearded human mask, a rosette, or a crude coat of arms upon the body. The rum bottle of speckled aubergine colour at Messrs. Stoner and Evans's of King Street, once the property of Edward Montagu, first Earl of Sandwich (1625–72), who made a name for himself during the Commonwealth and early years of the Restoration, is decorated in blue on a white medallion with the Order of the Garter, enclosing an anchor and surmounted by an earl's coronet. Sandwich was in 1656 appointed conjoint general with Blake at sea, and in February, 1659–60 General of the Fleet with George Monk, Duke of Albemarle. For his services to Charles II at this critical moment of the closing years of the Commonwealth Sandwich was nominated Knight of the Garter, Garter King-at-arms coming on board the Royal Charles at Dover on May 27th, 1660, to invest him with the insignia of the Order. The rum bottle must, therefore, date between 1660 and 1672, when Sandwich was blown up in the naval battle with the Dutch fleet.

At Messrs. Stoner and Evans's is a mahogany card-table resting on straight legs carved with a turning ribbon at the angles ; the edge of the square top is carved with rosettes, and below the frieze is carved foliage and rococo detail. Here is also a mahogany side-table characteristic of the classic design introduced by Robert Adam, of which the frieze and tapering legs are fluted, and there is a boldly carved apron of scrolling acanthus centring on a ram's head in high relief. A cabinet veneered with light-coloured walnut is also of interest, dating from the late seventeenth century. The lower stage is fitted with three tiers of drawers, marqueteried with oval reserves in the centre ; while the upper stage is enclosed by cupboard doors having in the centre of each an arched panel marqueteried with a design of flowers in a vase in light woods. The oval reserves in the cushion-moulded frieze (which is also a drawer) are also marqueteried. The cupboard doors, when open, disclose the customary arrangement of central cupboard (which is marqueteried) and veneered drawers. Upon the two sides of the upper stage of the cabinet is an arched panel marqueteried with a parrot eating fruit.



MAHOGANY PLATE-STAND, EARLY NINETEENTH CENTURY.

In the late eighteenth and early nineteenth century a number of small accessories for the dining-room were made, such as dumb-waiters, wine-tables and plate-holders—serviceable pieces fitted with castors. At Mr. James Connell's of Albemarle Street is a mahogany plate-holder dating from the Regency period, standing on turned and ringed legs, and containing partitions for knives and forks in addition to a well for plates, encircled by a gallery of turned spindles. During the reign of the first two Georges, bracket clocks seem to have ousted the long-case clock from its high position, and only a limited number of highly finished tall clocks are met with dating from between 1720 and 1750, when this type was revived. An eight-day striking clock at Mr. James Connell's, by John Vale, a London clockmaker, is, however, finely finished, and dates from about 1740 ; it was formerly the property of the painter, Hogarth, and was bought at the sale of his effects. The case stands 8ft. 5ins. high from base to apex of the pedimented hood ; the mouldings of the pediment are enriched, and the pilasters carved with graduated husks ; the arched dial—a detail added early in the eighteenth century for the reception of an equation of time register—is flanked by gilt brass dolphin ornaments, and the spandrel pieces take the form of a vase and foliated strapwork. At Mr. Connell's is also an oval-topped mahogany table with two drop leaves, supported by nervously drawn cabriole legs, finishing in a slender claw and ball foot ; and a small mahogany wardrobe dating from the middle Georgian period, with sunk oval panels in each of the cupboard doors of the upper stage, clasped with finely carved acanthus leaf at top, bottom and sides. In the same collection are a number of tea-caddies of the late eighteenth and early nineteenth century.

Armorial porcelain, the property of Mr. Henry Wagner, and decorative objects and porcelain, the property of the late Mrs. Croft of Fanhams Hall, Hertfordshire, are to be sold at Messrs. Christie on Thursday, January 22nd. Among the arms in this sale is a fine seventeenth century Spanish rapier formerly in the Meyrick collection. The hilt, which is of bright steel, is formed of a simple knuckle-guard with long straight quillons spirally enriched ; the pommel, with the grip (which is also of steel), is finely chiselled and pierced *à jour*, and the cup pierced and chiselled in a floral design. There are also two seventeenth century Highland pistols, upon one of which the date 1667 is engraved. English furniture, objects of art, porcelain and glass come up for sale on Friday, January 16th, at Messrs. Puttick and Simpson's including a set of ten Italian chairs with shaped backs and cabriole legs, dating from the early eighteenth century. The seats and backs of this set have been covered with crimson silk damask, the contemporary leather covers being mounted over. On Tuesday, January 27th, Messrs. Christie are selling various Eastern objects of art, Chinese and Indian carvings in hardstones ; and on Thursday, January 22nd, miniatures, objects in ivory, Battersea enamels and other small objects, including two miniatures by Sarah Biffin, a miniaturist born without hands or feet, whose work is remarkable for great accuracy of draughtsmanship. There are also in this sale a case containing three pairs of gold scales, a saw and various weights, the lid labelled with the rates at which various coins passed current in Pennsylvania about 1775 ; and a fine Georgian snuffbox in pinchbeck, with panelled sides and top *repoussé* with a scene of musicians, given by the poet, Alexander Pope, to his namesake, Alexander Pope, minister, of Reay, Scotland.

On Wednesday, January 21st, the same firm are selling English silver plate, and among the items are a tea-kettle (1742) by John Swift, chased with flowers and scrollwork, on a tripod stand ; and a tankard and cover of 1677 embossed round the lower part with acanthus and palm leaves. There is also a beaker of the year 1627. J. DE SERRE.

Early Visits to the Antiques & Fine Arts



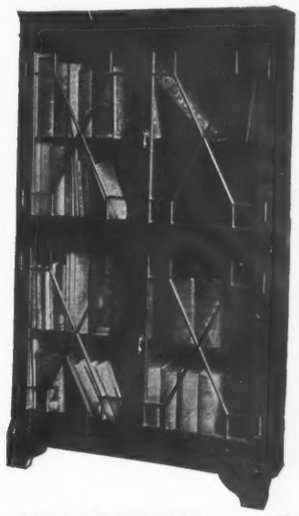
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THE 12-25 H.P. HUMBER

THE three cars now being produced by the Humber Company of Coventry are generally accepted as the leaders of their respective classes. That is to say as the leaders according to the plain motorist's standard of judgment. They are not the fastest cars, they are not the largest nor even, according to some points of view, are they the most pleasant to look upon. Wherein then lies their very enviable reputation? It may be summed up in a word, as applying to all three models, as refinement. In constructional details, in manner of running and in detail finish the Humber cars have no superiors, and the 1925 editions of this, one of the oldest, if not the oldest of British makes, are going strong towards usefully embellishing an estimable reputation.

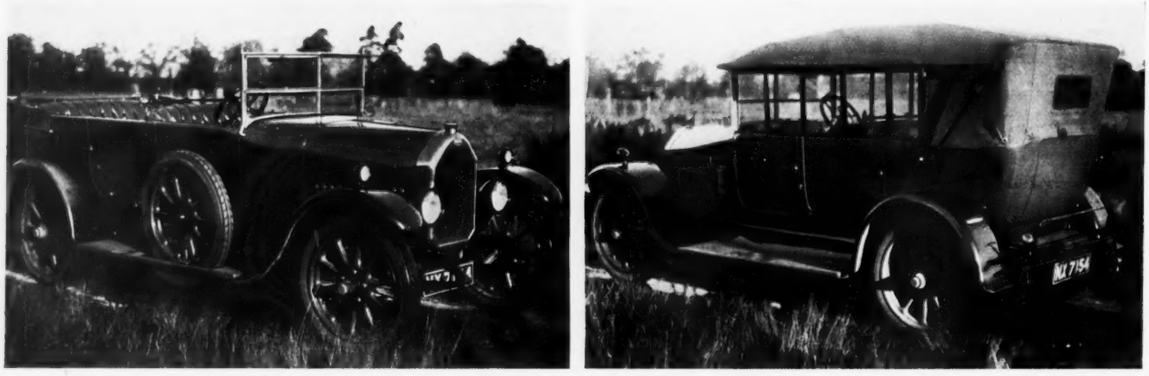
The three current models represent the three most popular classes of modern cars. There is the 8-18 belonging to the miniature four small car class, the 12-25 representing the medium-powered family tourer type, and the 15-40 which, although of rather lower power than is usual, belongs to what may be called the luxury type of touring car. It is with the middle member of the family that we are now concerned, and one thing about it immediately strikes the observer: although it has an engine rated at 11.8 h.p., it falls most distinctly in the medium-powered class of car. That in itself is a distinction. This Humber engine is of the same bore and therefore the same rating as many light car engines, while its capacity is much less than that of most family tourers. An obvious inference would be that this car is either an oversized light car, thus missing all that charm which belongs especially to the light car, or that it is an underpowered family touring car, than which no motoring possession is more irksome or disappointing. But although this 11.8 h.p. Humber has an engine with the modest capacity of 1,795 c.c. and although its bodywork is designed and built with anything but lightness as its primary characteristic, the fully laden complete five-seater car has a performance that compares very favourably with any ordinary 14 h.p. or 16 h.p. car. This car may be regarded as the stepping stone between the genuine light car and the normal family tourer. It has the engine dimensions and something very like the fuel consumption of the first, with the carrying capacity of the second. True it costs more than the ordinary samples of each of the two types that it bridges, but I have never yet heard it suggested that this Humber was an expensive car—a suggestion that would certainly be raised in connection with several 14 h.p. cars if their price was that of this 12 h.p. Humber—£440.

The design of the car, both in detail and in general, has long been familiar to the motoring public—for in essentials it is the same as all Humber cars have followed since the introduction of the overhead inlet valve engine two or three years ago. The four cylinders of this 12-25 h.p. unit form a single casting with the upper half of the crank case and have the usual detachable head carrying the sparking plugs and overhead valves—in this engine the inlets only. The exhaust valves are arranged like the ordinary side by side valves so that the inlets come just over the exhausts inside the combustion space. The credit for the invention of the design does not belong to Humbers, for it is a very old lay-out that appears to have fallen into disfavour, though why it should have done so is not at all clear. There is everything to be said in its favour from the theoretical point of view, for the advantage of cooling of the exhaust valves by the incoming charge and the reciprocal warming of that charge is very real, while from the practical point of view the lay-out is simple and accessible. Operation of the valves is by side by side tappets as for an ordinary side by side valve engine, the tappets acting on the exhaust valve stems direct, and on the inlet valves through push rods and rocker arms encased in the detachable aluminium cover on top of the engine. In working, the whole arrangement is most silent, and now that the almost inevitable lubrication difficulties that accompanied the very earliest models have been quite overcome, trouble in any shape or form with this valve gear is unimaginable.

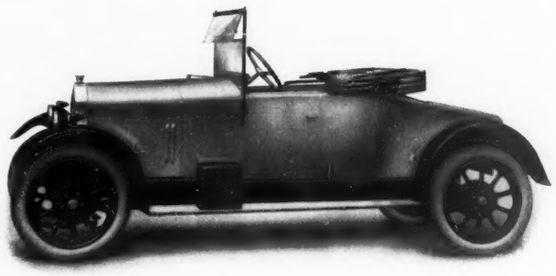
On the off side of the engine are the carburettor—a Cox Atmos fed on the vacuum principle from the main tank at the rear of the chassis—and the sparking plugs—these latter well recessed into the cylinder head, but placed at an angle so that they are rather more easily get-at-able than many sparking plugs not placed vertically in the cylinder head of an engine—a location that is, of course, impossible with any overhead valves. On the same side of the engine is the Lucas single unit dynamotor—*i.e.*, combined starting motor and dynamo—which does its work very well on the whole and which it would be unfair to criticise too severely because it could not spin the brand new and very stiff engine of the car I tried first thing of a cold morning. Apart from this stiffness the Humber proved a normally easy car to start, but it obviously belongs to that class of car that pays for careful handling and restrained driving when new—and is there a car that does not?

On the opposite side of the engine are the oil filler—quite accessible, though the oil level indicator might be more easily lifted than it is at present—and the exhaust manifold, with the detachable cover plate for the valve tappets underneath it, while just below this level is the magneto, of which the location I am afraid belongs to that unfortunately growing type that makes access to and inspection of the contact breaker by no means a pleasant undertaking.

Also under the bonnet is a feature that Humbers pioneered and that has since come in for a continually increasing share of the sincerest form of flattery. It is the mounting in out of the way places under the bonnet of the wheel-removal tools and an oil can, so that the main tool accommodation does not need to be disturbed should tyre trouble arise or an oil can be needed. It is a very excellent feature that deserves the wide appreciation it has received. And on this new Humber car the accommodation of the main tool supply is new both to this and to any other car, and at the same time most pleasing and ingenious, while perfectly simple. The tools are wrapped in the usual tool-roll—though really this is not at all usual, for it is much bigger and better filled than the ordinary tool kit supplied with a car—and this is hung in a pair of metal slings under the scuttle just above the feet of the front passenger.



THE LATEST MODEL 12-25 H.P. HUMBER TOURING CAR.



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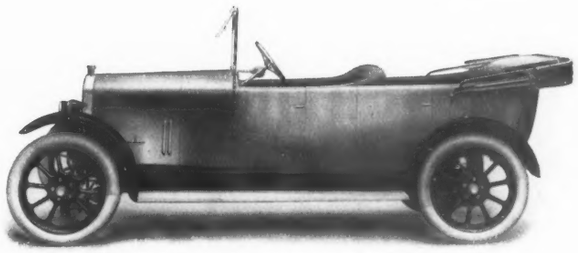
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An Owner's Opinion after 42,000 miles on a 14/40 h.p. SUNBEAM

Cheshire,
Dear Sirs, 9-12-24.

Re 14 h.p. Sunbeam Car No. 5073B.

I bought the above car in the early months of 1922 *and I have now covered over* 42,000 *miles. I always take and file every penny paid in the cost for the running of every detail for my cars, and I believe that the following particulars will be of interest to you. I have paid to date exactly* £288/4/4 *for the running of this car, and if you work this out over* 42,000 *miles it pans out at* 1⅝*d. per mile, which I consider is a marvellous performance. In coming to the above figures I have not added the tax of the car and insurance, which, of course, would add—as I have a full all-in policy—another* £90, *but even with this added the cost of running the car then would only work out at* 2⅛*d. per mile.*

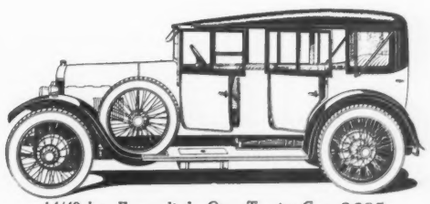
I have just had my car in your Manchester Depot to have the brakes relined, and although your Staff overhauled the car for me while in, they found nothing to complain about. The engine is running as well to-day as ever it did.

Yours faithfully, H.G.C.

THE SUPREME
SUNBEAM
THE SUNBEAM MOTOR CAR CO., LTD.
WOLVERHAMPTON.

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14/40 h.p. Four-cylinder Open-Touring Car, **£685.**
Including All-Weather Equipment.
12/30 h.p. Touring Model, **£570.** *20/60 h.p. Touring Model,* **£950.**

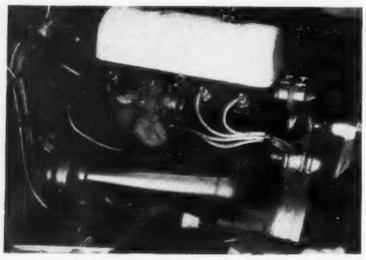
The tools are entirely out of the way yet immediately accessible when wanted and they "live" under ideal conditions, for they are immune from the attacks of moisture. This at once is one of the simplest and most attractive tool accommodations yet provided on a motor car. There are many much more elaborate, but none more efficient.

But just as an example of the extraordinary things that some car designers seem to delight in perpetrating may be cited the location of the vacuum tank on the opposite side of the bonnet from the carburettor. It is an example of the perverted sense of humour possessed by several car designers, though it must be admitted that the Humber man does not go to the extremes of some others, for it is just possible to reach across this engine and flood the carburettor from the vacuum tank side of the bonnet so that it is not absolutely necessary in this case as it is in some others to lift both sides of the bonnet before an attempt can be made to start the engine.

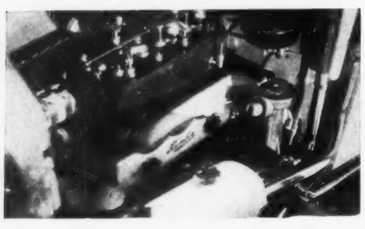
Transmission is conventional enough through a leather-faced cone clutch, four-speed gear-box (having ratios of 4.5, 6.53, 9.55 and 15.9 to 1), and open propeller shaft to a fully floating spiral bevel driven rear axle. Suspension is by semi-elliptic springs all round with shock absorbers on the rear axle and the wheels are for 765mm. by 105mm. tyres, which are thus the one component of the whole car against which the criticism of being undersized or the subject of false economy may be levelled.

BODYWORK.

In spite of the general merit and high quality of the chassis, Humber bodywork has long been among the strongest assets of the car, and that of the 12-25 is no exception. It is easily one of the most comfortable and best finished bodies found on any car and if it suffers from the fault of having the steering wheel too far from the windscreen, it errs in very good company, for nearly all ordinary cars (*i.e.*, other than sporting), suffer from this defect. Apart from this everything in this body is of the very best, both in material and design. The seating is deep and most comfortable, with upholstery generous in quantity and of the highest quality, while the equipment includes such things as a four panel Vee-fronted front screen, a three panel rear screen, and the best all-weather equipment yet fitted to an open touring car.



Off side of the Humber 12-25 h.p. engine, with the sparking plugs and carburettor.



Exhaust side of the Humber engine, showing the plate that covers the valve tappet gear, the oil filler, the method of carrying the jack and the base of the fuel vacuum tank. The cover of the overhead valve gear is removed to expose the inlet valve operation.

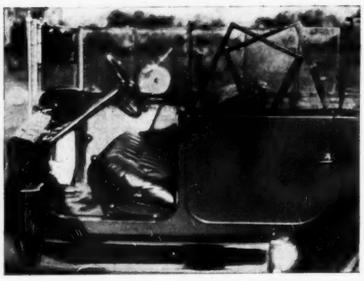
Among the numerous detail improvements announced for this 12-25 at the last Olympia Show was the increase of the engine bore from 68mm. to 69mm. (the stroke remaining constant at 120mm.), but this and all others take secondary place by comparison with the all-weather equipment. Instead of having to be removed and stowed away in a special compartment the side curtains of this car sink into the sides of the body when they are not required for use, just as do the windows of a "totally enclosed" car. The actual motion is not quite the same, for these celluloid Humber windows are pivoted at one corner and so fall down by a semi-rotary motion instead of vertically as with the glass windows; an actual vertical slide being, of course, impossible with an open touring car because it would mean that the windows must be smaller than the compartment that is to accommodate them, and so some provision is necessary to fill the space between the windows when erected. This is provided in the saloon type of car by the permanent uprights holding the top in place, but such an arrangement would, of course, be impossible on a touring car.

Actually each window—*i.e.*, for the three doors of the body and for the intervening spaces—consists of two equally sized pieces of celluloid in its frame, each pivoted at its outward bottom corner. There is a clip on the top corners by which each panel of a pair is attached to its fellow when erected and a milled knob on the inner side of the body panels serves to allow of the panels, either erected or down, to be pressed together and so prevented from rattling. One of the accompanying photographs makes the working of these panels quite clear; those on the far side of the car are shown erected and of those on the near side one pair is half erected—the panels may be fixed and used in this or any other position, thus allowing of regulated ventilation in the car—while the pair in the door is completely stowed away and it may be seen from the top of the door that no evidence of the panels inside it is apparent.

Thus, when not required for use, these panels are just as much out of sight as if they were housed under one of the seats, but they are always in the position ready for instant erection at any moment. The actual process of erection is simplicity itself and though there is some room for improvement in quite unimportant details, the equipment as it is now may safely and honestly be described as the best thing yet done towards improving the weather tightness of "open" touring cars, since the side curtain was introduced. The hood fitted to the car is of the semi-self-erecting type, and this Humber may be converted from an open into a closed car in less time and with less effort than any other car I know. The same equipment is standard on the 15-40 h.p. model, but not on the 8-18. And when it is erected, this all-weather equipment and hood are genuinely rain and wind proof. Various push-buttons attach the curtains to an inner flap of the hood, over which the main hood frame overhangs for several inches, while the back of the curtains is similarly attached to the hood and as these push-buttons take no real load and do not serve to hold either curtains or hood in position, the usual criticisms do not apply to them. One criticism and one only occurs to me to be levelled against this equipment. It is that it might serve to kill the market for the coupé or saloon type of body; but experience indicates that this is not the case, for the saloon type of car and especially the Humber seems to be more popular than ever.

ON THE ROAD.

In view of the evident comparatively heavy weight of this touring car with its roomy body and the very modest power rating of the engine, one almost inevitably expects to find the car somewhat sluggish and lacking in any striking capabilities on the road. But on the contrary the car is endowed with a road performance that would do credit to many a 15.9, and which judged by 12 h.p. standards is truly remarkable. Judged by what may be called absolute standards the car, of course, is not fast, neither on the level nor on hills, but absolute standards can only be applied in fairness to cars either of very high power—say above 30 h.p. —or cars frankly produced as "hot-stuff" performers. This Humber does not claim to be a maker of speed records nor a winner of hill climbs; it claims to be an economical family tourer and few cars will substantiate the just claims made for them better than this.



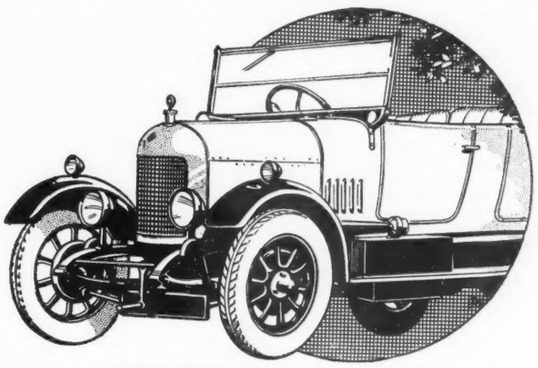
The driving compartment of the 12-25 h.p. Humber, showing also the new side curtains in various stages of erection. The top of the open door shows that when the curtains are stowed away there is no sign of their presence.

And when a brand new 12 h.p. car with five passengers will achieve its 54 m.p.h., who shall say that its speed capacity is mean? True this Humber has a foreign speedometer—incredible as it may sound, this is a fact—and of a marque that I have never yet found to give an accurate reading, though that on this car was better than most others and its 54 m.p.h. indicated was certainly not less than 52 actual. And this was a brand new car that ought not to have been pushed to anything like such limits, and which when well run in would certainly and easily exceed this figure. I have heard a story of a three year old ancestor—the 11.4 I think—that could do its mile a minute, but such stories are to be heard of many cars; certainly the man who expects 60 m.p.h. from a dignified family touring car with an engine rated at less than 12 h.p. is no motorist. But it seems no extravagant anticipation that a carefully run in and well handled 12–25 Humber should achieve its 55 m.p.h. with certainty.

It would be misleading to suggest that this 12–25 engine is as sweet and smooth at all speeds as its smaller and bigger sisters, the 8 and the 15. But it would be even more misleading to suggest that by comparison with other engines of approximately the same power rating this one is not noticeably free from vibration and noise. Judged by absolute standards this power unit is not remarkable for smoothness and silence, but judged by the standards set by similar cars it is.

The hill climbing capacity of the car is of the kind that needs, and amply pays for, sensible and proper use of the gear lever. The third speed ratio is on the high side, and this gives a most enjoyable turn of speed—45 m.p.h. was once attained—which is more than ample recompense for the need to drop down to second on a hill that some four-speed cars would master on third. The fetish of low third and second gear ratios in four-speed cars is one of the most absurd with which the progressive car designer has to contend; there is absolutely nothing to be said in its favour beyond

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Fully Equipped, Fully Insured. Dunlop Cord Balloon Tyres, Front Wheel Brakes.

THE Dunlop Balloon Tyres which are now fitted on every Morris car have abolished vibration, rattle and jar, making every road a good road. The wearing qualities of these tyres make each one good for at least a 7,000 mileage.

As it is not necessary to slow down for bad patches you choose your own pace and increase your average speed.

You have not known real driving comfort, until you have driven the Balloon-tyred Morris.

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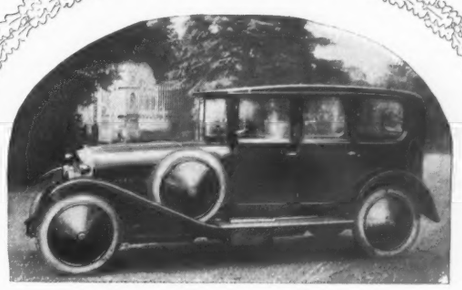
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in the engine of the 9/20 h.p. Rover to take this fully-laden Saloon *anywhere*. For we know that this four-cylinder overhead valve engine develops well over 20 b.h.p., although taxed at £9 only and covering 40 m.p.g. of petrol. The body is silent (being a Weymann), and the power-to-weight ratio of the 9/20 h.p. Rover Saloon is astonishingly good. It is smart in appearance and remarkably comfortable, too. Let us send you particulars of it.

PRICE (as illustrated) £275 OPEN CARS from £175

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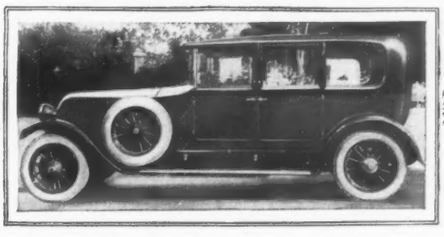
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its catering for the "top gear driver," and it does this only in the clumsy way of not necessarily enabling him to hang on to top long after he ought to have changed down but merely of enabling him to hang on to third when he ought to have changed down to second or on to second when he ought to be on first. The bottom ratio (15.9 to 1) of this Humber gear-box is, of course, low enough for all emergencies.

The steering, springing, road holding and braking of the car—its roadability and controllability—are all as good as anyone could demand. With its normal full load of four passengers the car is indeed very much above the average for its comfort on bad roads and its speed capacity over poor going. By one of those freaks that are apt to occur with any car, I failed to master the secret of really pleasant and "slick" downward gear changing with this Humber, and yet I have no hesitation in characterising its gear change as among the lightest and simplest of any car: the fault must have been my own. Upward changes were consistently silent and as neat as the most captious could require.

What with its comfort, its capacity in the way of sheer performance, its high-class finish and its unique all-weather equipment this four hundred and forty pounds' worth of Humber motor car is genuinely better value than several cars with *apparently* similar specification at half the price. W. HAROLD JOHNSON.

Extraordinary Decision in Motor Case.

A MEMBER of the Automobile Association was recently convicted by the York Castle (Yorks East Riding) Bench on a charge of failing to produce his registration book on the request of a police officer. The alleged offence occurred while the motorist was driving his car from Yorkshire to London. The car was stopped by the police for the purpose of a licence inspection, and the motorist was also asked to produce his registration book, which, of course, he was unable to do.

It has always been understood by motorists that the registration book should not be kept on the car, but in a safe place at the permanent address of the car owner. Moreover, the law does not impose upon the motorist any obligation to produce his registration book immediately in this way, but to produce it *within a reasonable time*. In these circumstances, it seems clear that there was no legal ground for the charge and that the conviction was entirely erroneous. The Automobile Association is bringing the facts to the notice of the Home Office with a view to securing the cancellation of this conviction.

Electric Batteries and the Laid-Up Car.

ALTHOUGH the practice of laying up a car for the winter is not so common as it used to be, the licence returns prove that quite a large number of private cars are given to hibernation. For such cars or to the owners of such cars a word may be given that should be timely in what is practically the middle of the winter season from the motorists' point of view. It concerns the electric batteries of the car.

Now, although when a car is laid up every apparent precaution may have been taken, in the way of specially greased bright parts, emptied radiator and so on, the electric batteries are generally quite overlooked. They have no work to do, so why should they want special attention? But the electric batteries of a motor car are secondary batteries, or accumulators, and nothing short of actual smashing up can do an accumulator so much harm as neglect. A long period of freedom from charging and discharging is not rest for an accumulator, it is ruination.

Although it should not take place there is almost invariably some leakage of current across the top of an accumulator case, and given sufficient time this will discharge the cells completely. To be kept in good condition an accumulator needs frequent charging and discharging, and when it is not required for doing useful work it is actually necessary to have an accumulator charged and discharged periodically. In extreme cases, where it is not possible to remove the battery from the car and carry it to a charging station, it might be actually an economy to run the car engine (and dynamo, of course), solely to charge the accumulators, which could then be partially discharged by the lighting of the car lamps for a few hours. As a very general safety rule it may be said that the batteries should be charged once every six weeks and at the end of each period just before the next charging is due, they should have the slow discharge that has been taking place accelerated by being called upon to do some work, such as lighting the car lamps. Accumulators should, of course, never under any circumstances be completely discharged—1.8 volts per cell, as indicated by a voltmeter, is usually accepted as the downward safety point.

Cape to Cairo Motor Expedition.—The expedition undertaken by Major Court Treatt and his party in two special Crossley cars from the Cape to Cairo, of which the start was duly chronicled in these pages, is progressing favourably. Much difficult country has already been overcome and recent cables indicate that everything is going most satisfactorily. Cars are indeed the best form of transport in most parts of Africa.



Will one Oil suit all Engines?

Decidedly *NO*—it is manifestly absurd to expect one or two grades to meet the varying requirements of the many engines now in use

An oil recommended in wholesale fashion for any and every engine can at best be but a compromise—and compromise in the matter of lubrication is as dangerous as it is unnecessary.

Wakefield CASTROL is made in a number of grades, all compounded on the same basic principles, but differing in viscosity or character to suit the individual requirements of the engine or chassis of every car on the market.

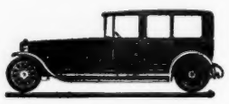
The Wakefield Recommendation Chart can be seen at any garage, or we shall be pleased to send you "Intelligent Lubrication for Motor-Car Owners" post free from Advertising Department. This booklet in addition to other interesting information, will tell you the particular grade of Wakefield CASTROL that is specially suited to your engine's needs.

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Easy Starting

THE easy starting of Daimler engines in cold weather is a feature of the greatest importance.

It is achieved by the use of a "primer" controlled by a lever above the steering wheel.

The same lever also regulates the flow of petrol to the carburettor jets, and the temperature of the cooling water. It is rightly called the economy lever.

May we show you this and other unique features of Daimler design on the models that await your inspection in our showrooms?

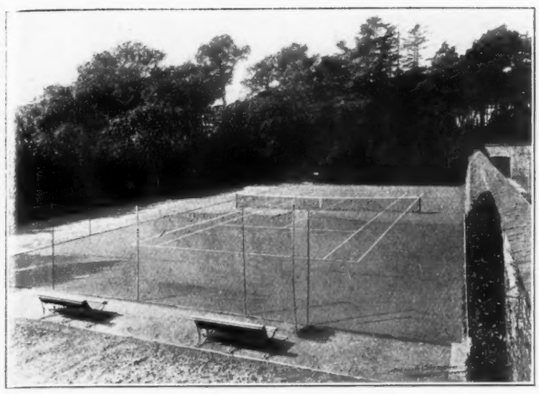
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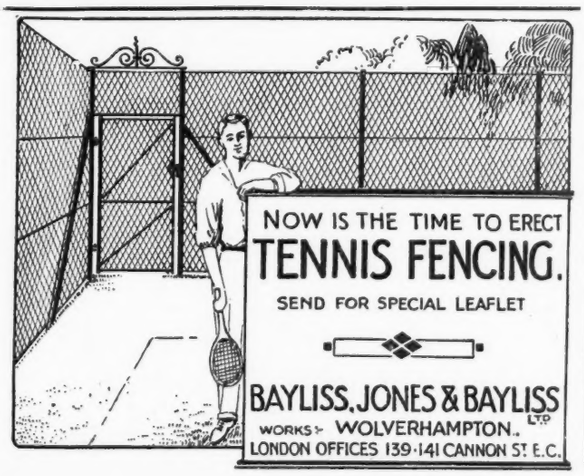
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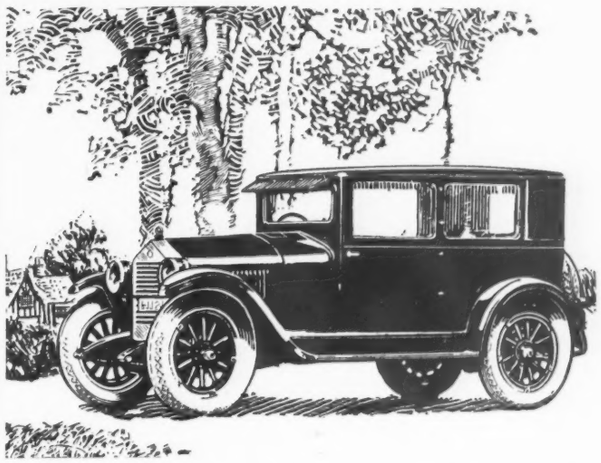
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69

THE IDEAL WOMAN OF THE HOUR



A short, piquant face seldom looks well in long earrings, and no others are worn. Such a type is shown with a waved and shingled head, hair parted, and a twisted 8-shaped coil low in the nape of the neck.

Every woman to-day would be tall and slim if she might choose: the next best thing is to look it, and clever dressing can achieve that.



One of the various approved shingled heads which are brushed into a condition of shiny sleekness. The type of face depicted here is long, and consequently is materially helped by very long earrings.

DESPITE its uniformity and apparent simplicity, dress touches to-day a high water mark of sartorial skill such as never before has been achieved. The more severely demure in line a model, the more necessary it is to look out for clever subterfuges and adaptations, and that is just where the little dressmaker goes to pieces. She lacks the imagination and understanding to realise that there are many types of figure to dress and that all are aiming—and arriving—at somewhat the same appearance. A slim svelte look is the ideal of the moment, formless, yet subtly shapely.

Needless to say, the ideal of the hour is represented naturally by the slim young girl, sans bust, sans waist, sans hips, with the added attractions of neat ankles and feet.

Every attribute prized by our grandmothers, as expressive of the perfect form, is now suppressed. Anything suggesting a superfluity of flesh amounts almost to a tragedy and must be got rid of or skilfully disguised at any cost. The approved form of the day is essentially boyish, clothes being designed to define, without actually touching the form. And it is here that the trained dressmaker steps in with his or her discriminating eye for line.

THE IMPORTANCE OF UNDERWEAR.

A highly important factor in the matter are belts and brassières. Hips, where there are any, are being adroitly got rid of with the former, and, although there is a tendency with some girls to affect a rather ugly droop of the shoulders and poke of the head, backs are, for the most part, held erect. As to the brassière, no words are sufficiently adequate to enforce the value of that adjunct. It is as helpful in giving form as it is in suppressing too much.

Undergarments, however, there is no denying the fact, are reduced to a minimum, in which connection it is pertinent to point out the importance of *culottes*. For evening, now skirts are getting fuller, and for those who can carry them off successfully, shorter, *culottes*, to match the accompanying dress in colour and material, if inadvertently their presence is revealed, are frankly accepted as a component part of the scheme.

If anything, these bifurcated garments are even more necessary with the still much worn wrap-over skirts. To attempt to wear a petticoat beneath these is to invite the most unpleasant entanglements, the slimmest garment turning itself into a leg-fettering torture.

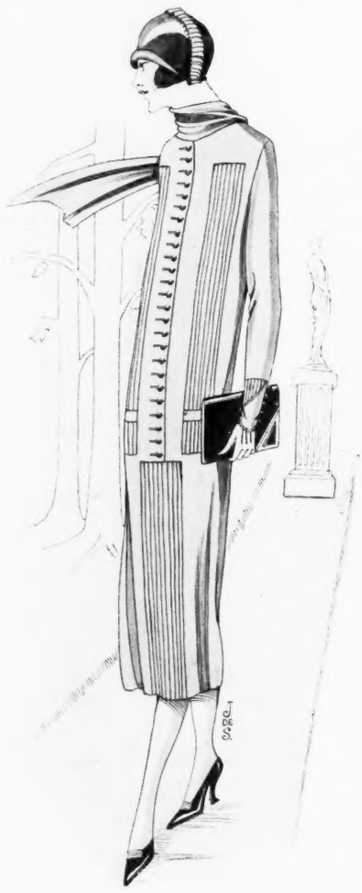
As a matter of fact petticoats are "off," save when they represent an underslip to a tunic or transparency. They are then frequently devised to play the part of a vest to an open-fronted bodice.

Not a stone is being left unturned that will conduce to a slimming effect. Consequently aided and abetted by these obliging composite underclothes, dressmakers are sailing serenely along with straight, formless models, taking as their text the ideal boyish figure of say 5ft. 7ins. to 5ft. 8ins. in stature.

THE SHORT AND BROAD WOMAN AND THE IDEAL.

The figure not necessarily short but what is termed sturdy, nor yet obviously undersized, just any height from 5ft. 4ins. to 5ft. 6ins., is a type that has frequently to be considered.

Long lines are the first objective in these cases, the width of the figure being broken up by intervening lines. While the slim girl can be straight from head to foot, this other has too much expanse to submit gracefully to such severe treatment. Attention must be distracted from the breadth across and width through from back to front, and the exaggeratedly short skirt is unquestionably not for her.



The ideal type of the hour, slim and of good average height, and able to wear almost knee-length skirts, is here shown wearing a smart representative coat-frock of natural-coloured kasha. Inset with narrow, flat pleated panels of the same, the front buttons high to the neck to meet a fling-over scarf.

But here is a curious anomaly. This type is frequently better served by a picture frock, hipped or flare skirts, leaving a certain amount to the imagination, and with a long, close-fitting upper part, often continued to the hem back and front, slimming without unduly accentuating.

Pre-eminently helpful, as shown in the sketch on the next page, is a line of shaped trimming carried down either side of the front. This at once helps to break up the too great expanse. Provided the neck is not short, a scarf flung close and high across is becoming, though this, as does the high neck polo jumper, needs to be approached with care. If a high neck can be worn without looking stuffy it undoubtedly adds to the height of a figure that is short of stature.

Another supremely slimming mode is a straight, coat-like tunic, opening in front over a slip in some contrasting colour, and merely caught there once at a long line by a garniture of sorts. In this there is that invaluable broken line front.

Both slip and coat are straight and ignore the hips, which may be anything or nothing, the back falling equally straight without any straining from neck to hem.

It may be added that the little differences apparent in the coming fashions are all in favour of the short, sturdy woman. Far happier will she be than in the studied sheath-fitting coats and frocks that defined without mercy every line of the form so closely encased.

THE "MATRON."

Technically known as "outsize," here is a type that, carefully handled and studied, can be rendered extraordinarily impressive. On the other hand, she may be made veritably grotesque by following too closely the dictates of fashion.

Not for her is the wrap-coat dragged skin tight round the form, nor the dress of clinging draperies. There is too much of her for either of these to prove themselves elegant or even pleasing, since their tendency is to bring the hips, especially at the back, out of all proportion to the shoulders. There is probably no more unattractive sight than a narrowed dignified note eminently in keeping with this type.

Finally, there is the back of the neck. a rather delicate proposition to deal with.



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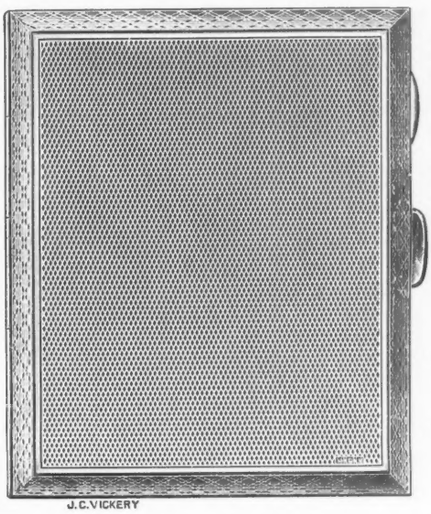
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3.P.24.

appearance at the top, a spreading at the hips and a tapering off at the hem.

Straight lines, again supply the sole salvation of the Junoesque woman : though not straight, unbroken lines. A break, and in all likelihood two, are necessary, for there is height as well as width to take into consideration.

Until quite recently, there has been a perfect obsession for giving a tall stately woman a cross-over bodice effect. This is in its way a perfectly good and justifiable treatment, but one that has grown monotonous and restricting and, moreover, wholly unnecessary to labour over as fashions go at present.

A good dressmaker, by the aid of cunning little darts placed just above the hips and under the arms, can produce nowadays straight, legitimate lines that do not define or accentuate the hips or strain over the bust. It merely means, of course, that these adroit sartorial touches, frequently invisible, provide the requisite freedom where it is required, and permit the wearing of a gown such as is depicted.

Only a woman of statuesque proportions could wear that extremely long line from shoulder to well below the hip girdle. It is daring, but she has the proportions to carry it off, the similarly long, flat vest tapering off to a point, lending a shapeliness to the thickest part of the form.

Assuming, also, that the arms are big, close-fitting sleeves are better avoided in favour of those that bell a little at the wrist, an effect that can be cut in one or take the form of an added flounce.

In evening dress, long wing draperies, of lace or chiffon, add a statuesque and



Especially designed for the tall, matronly woman is this gown of black marocain, the tunic delicately embroidered with uneven lines of steel beads ; a contrast that is emphasised in the flat dull silver vest and a strap of chinchilla at the back of the neck.

The tendency to a thick and possibly rounded look there must be considered, in a day gown. Evening attire is altogether another matter.

A collar of the Medici character, which it is said is being revived, a strip of fur or embroidery, give this necessary dressing or finish, bringing as they do the line well up into the nape of the neck, and so concealing the offending bulge, to put the matter very crudely.

For the rest, the "outsize" woman may safely follow the prevailing styles, which are all in her favour, provided she eliminates certain extreme and too youthful modes.

SHINGLING AND DE SHINGLING.

And since the dressing of the hair puts the final touch to the line of the whole, and the shingled head has but been the complement of the boyish figure, it may not be amiss to mention that shingling is again shifting its tactics. A few months ago there was an accepted standard : cut short like a man's at the back, with longer loose-waved or curled pieces for covering the ears.

Then came a sudden change and, right off the ears, straight back from the brow, no *ondulés*, but a flat, brushed, brilliantined brightness, was the order of the day.

Now, quite recently, there has been a reversion to a very low side parting, the right side of the hair pushed up into aggressive *poufs ;* still shingled, you will understand, but with a difference.

At the immediate moment one is liable to meet any or all of these various expressions of the shingled head at any evening gathering ; there is nothing visible in the daytime, of course.

Further to complicate matters, and to make confusion worse confounded, *coiffeurs* are busy concocting cunning little coils of hair which are mysteriously attached low down in the nape of the neck ; and these last may be confidently accepted as the thin edge of the wedge, denoting that the decline of shingling is on the way.



For the girl who is not of the standard height or slimness there is suggested a dance dress of green chiffon, shading from a quite pale tone to a deep, trimmed with gold embroidery. The flare skirt, shaped to sharp points at the waist, is singularly slimming, as is the long straight bodice that drops free to the hips ; and so also are the graceful side lines of embroidery.

SEEN AT THE SALES

A GREAT TAILORING OPPORTUNITY.

Few women, and certainly no men, grudge a price, even if it is relatively heavy, for a perfectly turned out tailored garment. One pays for sound worth, not only in material, but cut, fit, workmanship and finish. The latter essentials are due to the skill of highly trained and justifiably highly paid experts, and the expert tailor does not grow up as mushroom in the night.

This is a fact that has been largely instrumental in accounting for the outstanding success achieved by Messrs. Studd and Millington, 51, Conduit Street, W. The Studdington coat stands unrivalled wherever it is met. While conforming to many passing decrees of fashion in the matter of form or style, it yet has always a character of its own and is unmistakable, which only renders it all the more notable that during the present month all the ready-to-wear coats for men and women, also costumes of the sporting country order are being sold at 33⅓ per cent. discount. This put into intelligible language means that every garment carries the original price in plain figures, from which 6s. 8d. in the pound is deducted.

COATS OF WOOL BROCADE.

Among the first to recognise and exploit the gay little coats, now universally worn for sports and in the country and such sun-spots as the Riviera, was Elizabeth, 45, South Molton Street, W.

Here the initial effort was made with her exclusive Olva scarves, which she manœuvred into the most attractive of little coats. And although the success of these is now old history, there is small sign of their falling from favour.

They have had many rivals, recently brought out, in wool brocade and a host of other suitable and unique materials it is difficult to put a name to, but with her customary prescience Elizabeth struck a sure note in these gay coats, and nowhere are there to be found their like or rivals. Many there are that have gone and are still going to the Riviera and Swiss sports, the wary profiting by the sale now in progress at South Molton Street.

Some particular and special bargains occur, too, in children's garments, school frocks for girls and jolly little suits and coats for tinies. For Elizabeth is a children's dressmaker of known fame and looks to none for her inspirations. As this sale closes down at the end of the month no time must be lost in paying a visit.

LINEN AT CORRINGE'S.

Pure linen having soared up to almost prohibitive prices, due to the shortage of flax from Russia and elsewhere, there has been put upon the market a linen-finished cotton sheet. It is a substitute, of course, that will not please everybody, at the same time there is little fault to be found with it in point of smoothness and softness, nor does it roughen up in the wash.

And at Messrs. Gorringe's, Buckingham Palace Road, an establishment that stands high in esteem with all discriminating housewives, a special sale price has been put on a stock of these linen-faced cotton sheets. The reductions range from 17s. 6d. the pair, size 2yds. by 3½yds., rising to 29s. 6d., size 2½yds. by 3½yds.

The more costly pure linen sheets Messrs. Gorringe have likewise subjected to some tempting reductions. Exceptional value is represented in a quality, usually 79s. 6d. the pair, 2yds. by 3½yds., now 63s., the largest size, once 110s., now selling at 95s.

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All communications should be addressed to the Advertisement Manager, "COUNTRY LIFE," *Southampton Street, Strand, London W.C 2.*

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IRON AND WIRE FENCING FOR PARK AND GARDEN.—Ornamental Iron and Wire Work of every description, Catalogue C.L. 156. Iron Fencing and Tree Guards, Catalogue C.L. 65. Wood and Iron Gates, Catalogue C.L. 163. Kennel Railing, Catalogue C.L. 86. Poultry Fencing, Catalogue C.L. 70. Ask for separate lists.—BOULTON & PAUL, LTD., Norwich.

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FENCING AND GATES, Oak Park, plain and ornamental; Garden and Stable Wheelbarrows.

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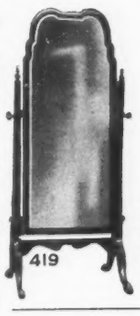
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